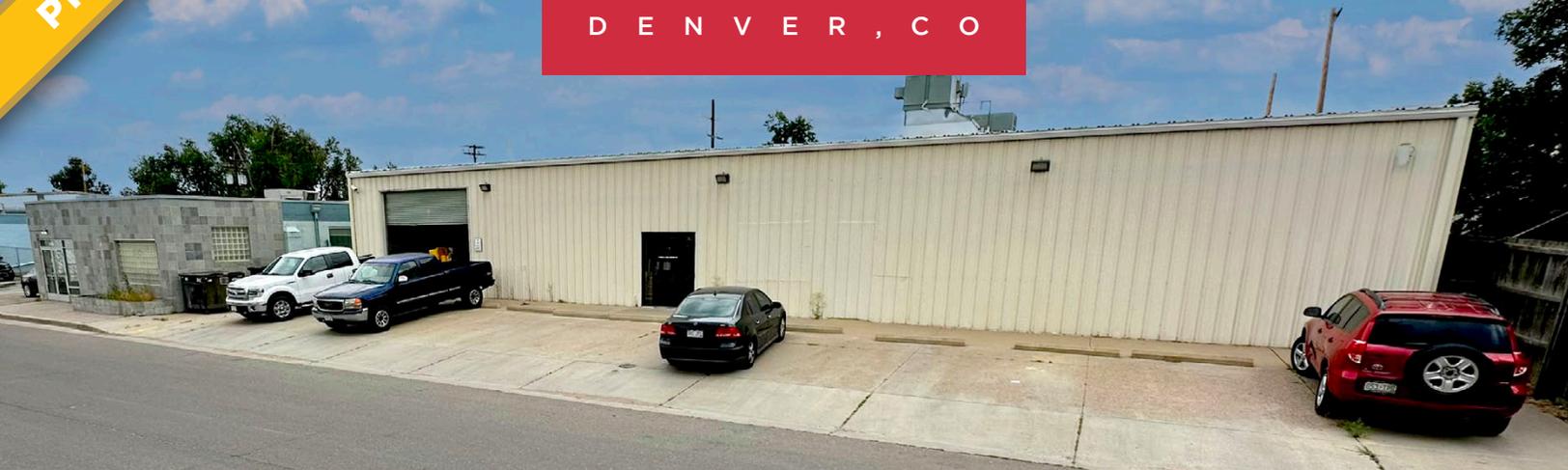


PRICE REDUCED

2380

S. DELAWARE
DENVER, CO



Free-Standing Industrial/Flex Structure in Desirable Mixed-Use Submarket



PROPERTY OVERVIEW

- Metal warehouse with 14' clear to joists / 18' clear to decking
- Finished office with dropped ceiling in approximately half the building
- Oversized drive-in doors in place off Delaware and alley
- Contiguous properties also available - please inquire

PROPERTY FACTS

SF - Building	9,600 SF
SF - Land	12,500 SF
Zoning	I-MX-3
Taxes	\$38,414

FOR SALE
\$1,375,000

NAIShames Makovsky

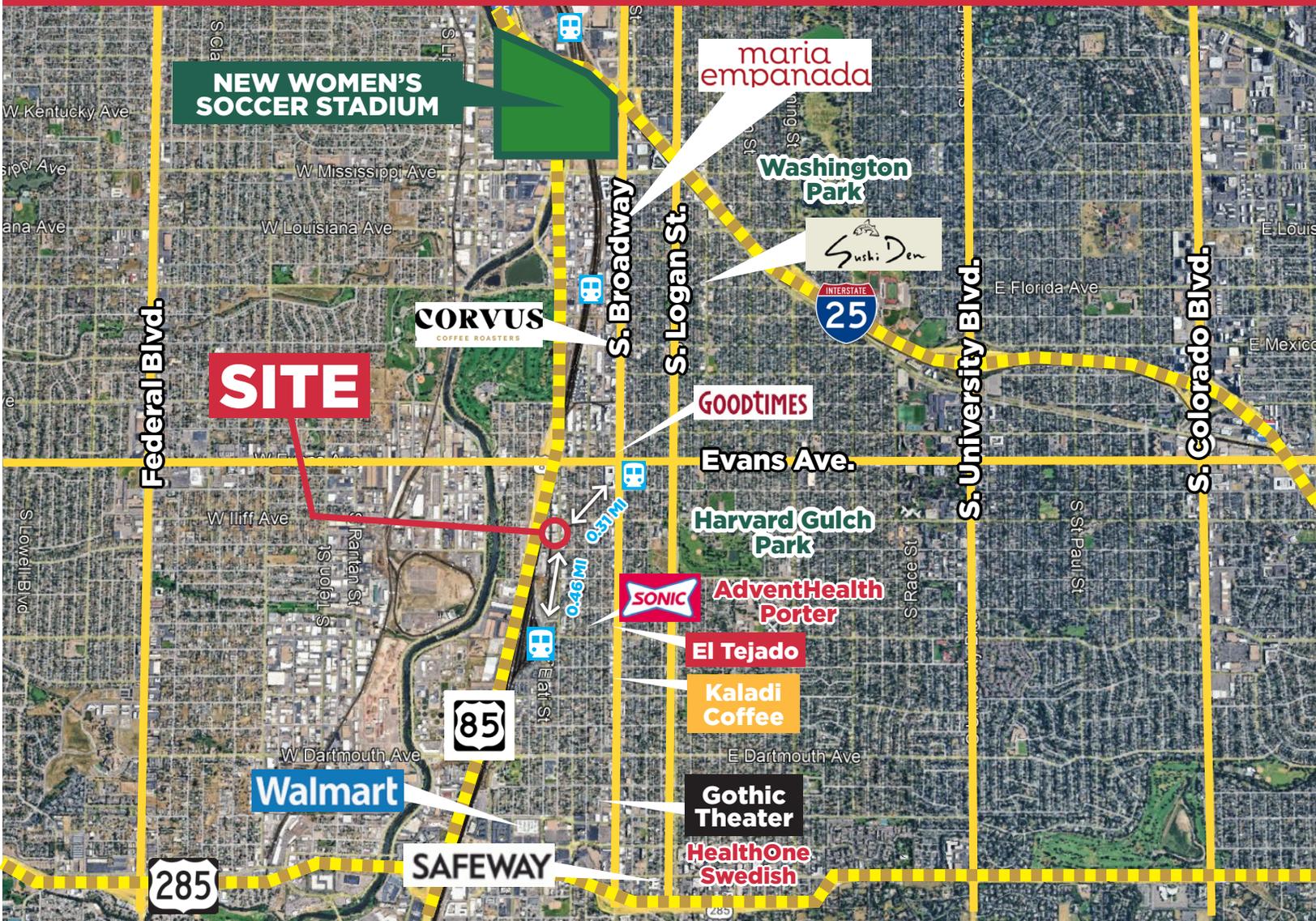
Joey Gargotto
303 842 5767

jgargotto@shamesmakovsky.com



2380

S. DELAWARE



AREA DEMOGRAPHICS

	1 MI	3 MI	5 MI
Population	11,396	150,996	434,962
Households	5,223	64,078	197,936
Avg HH Income	\$129,942	\$112,480	\$106,170

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