

Gruber Commercial Real Estate, Inc | 209 Kalamath Street #9, Denver, CO 80223 | 720-490-1442



Infill USDA Food Processing Building or Redevelopment Opportunity

BUILDING SIZE: 26,340 SF

PROPERTY HIGHLIGHTS

- Rare Infill Location
- USDA Food Processing Facility
- Good Redevelopment Potential
- Floor Drains (Grease trap)
- Freezer, Blast Freezer and Coolers
- Existing Food Processing Build-out
- Refrigerated Loading Dock Area
- Boiler System
- Employee Breakroom
- Corner Lot (Paved)
- 2 Curb Cuts

SALES PRICE:

\$4,000,000.00

\$3,100,000.00

LEASE RATE:

CONTACT BROKER



Russell Gruber

Industrial Specialist / Owner

720-490-1442

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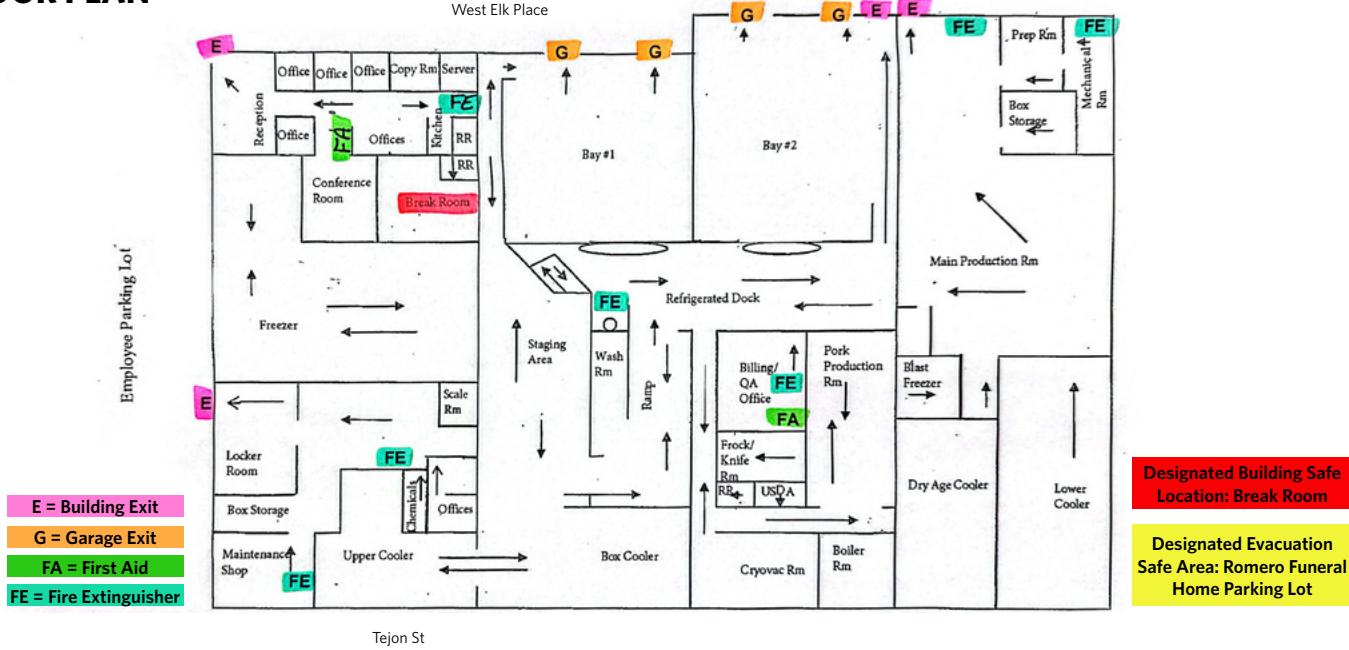
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PROPERTY DETAILS

- **Building Size:** 26,340 SF
- **Site Size:** 30,945 SF
- **Office:** 2,500 SF (5 privates)
- **A/C:** In Office
- **Zoning:** U-MS-2 (Urban Main Street 2 Story)
- **City/County:** Denver/Denver
- **2024 Property Tax:** \$74,769.06
- **Clear Height:** 12'-14ft'
- **Power:** Heavy 3-phase (to be verified)
- **Loading:** 4 interior dock high doors
- **Hub Zone:** Yes, qualified HUB Zone location



FLOOR PLAN



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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Gruber Commercial Real Estate Services.

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