



# FOR SALE - INDUSTRIAL CONDO

## 7,167 SF W/ DOCK LOADING

2550 W. 2nd Ave., Unit 106 | Denver, CO 80219



**Heavy Power, Free Span, Dock High Loading**

### CONTACT:

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## OFFERING SUMMARY

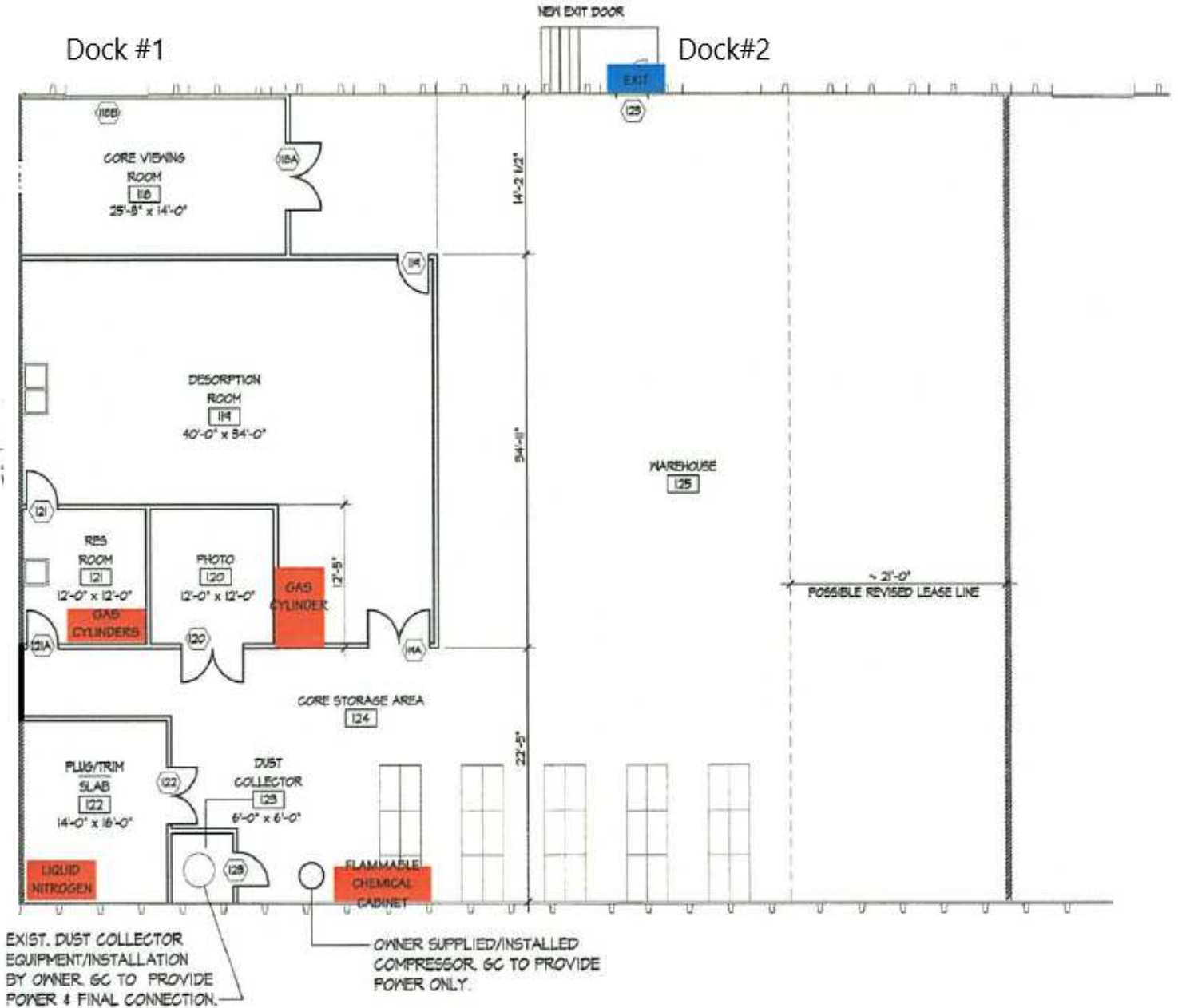
<b>Unit Size:</b>	7,167 SF
<b>Purchase Price:</b>	\$1,269,849
<b>Power:</b>	800 Amp 3PH TBV
<b>Drive-In</b>	Easily Ramped
<b>Clear Height:</b>	14'
<b>Construction:</b>	Twin T Concrete
<b>Dock High Doors:</b>	2
<b>Year Built/Renovated:</b>	1968/2018
<b>Exhaust System :</b>	Yes
<b>Zoning:</b>	I-A
<b>City/County:</b>	Denver/Denver
<b>Taxes 2023:</b>	\$28,481.90
<b>Monthly OA Dues:</b>	\$1,203.20/Mo

## PROPERTY OVERVIEW

Industrial Condo For Sale in central location. This unit has 2 dock high doors that could easily be ramped should a drive in door be preferred or a need for both types of loading. Excellent location right off I-25 & 6th Ave in the heart of Central Denver. Building is Twin-T, freespan construction creating a seamless warehouse with the ability to renovate freely. Last user was a geology lab with minimal buildout left in place. For the small amount that is, it is easily converted back to general warehouse or can be used as office space. Fantastic property, centrally located, with heavy zoning. Call Greg or Earl for a tour today.

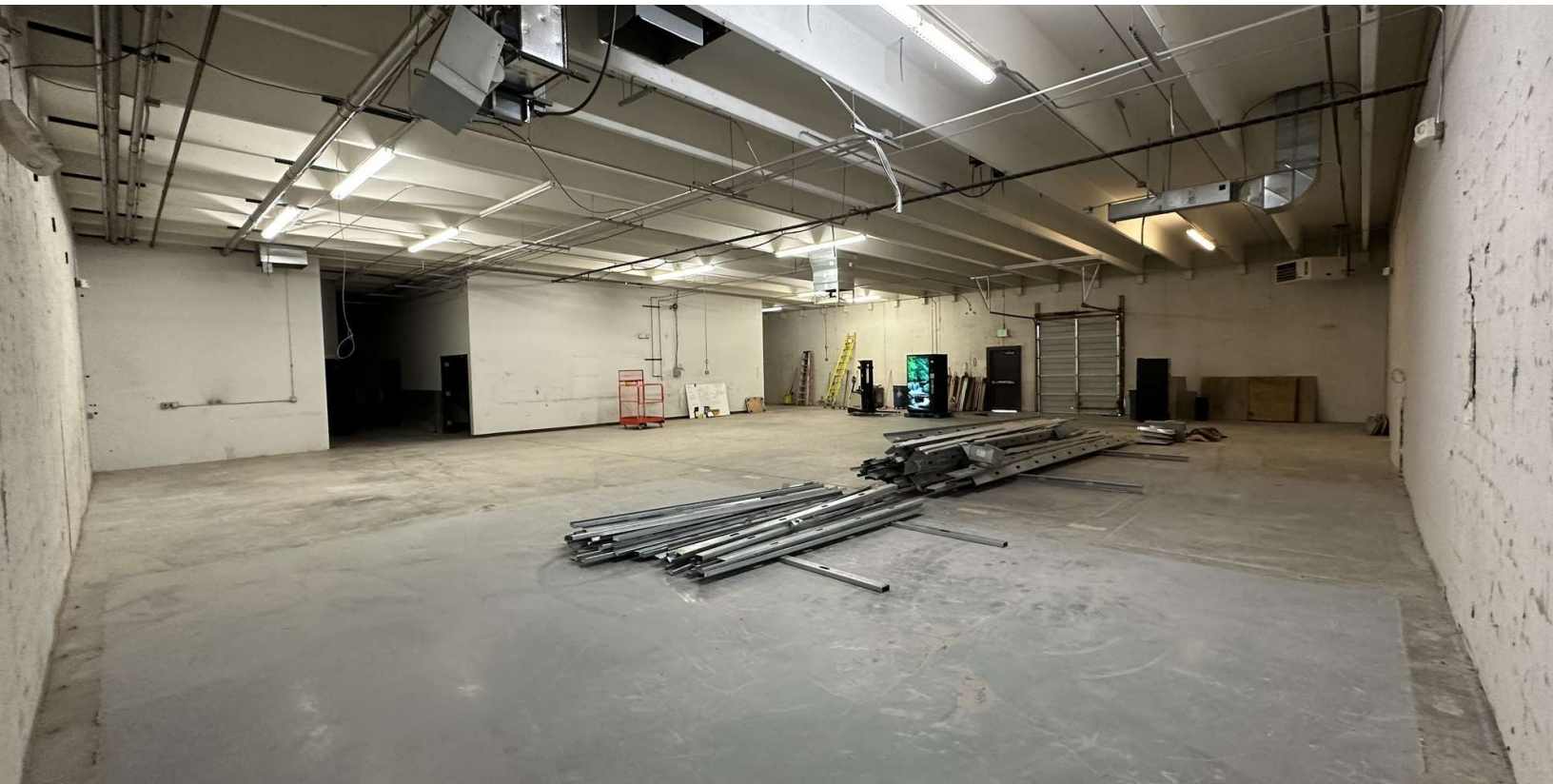
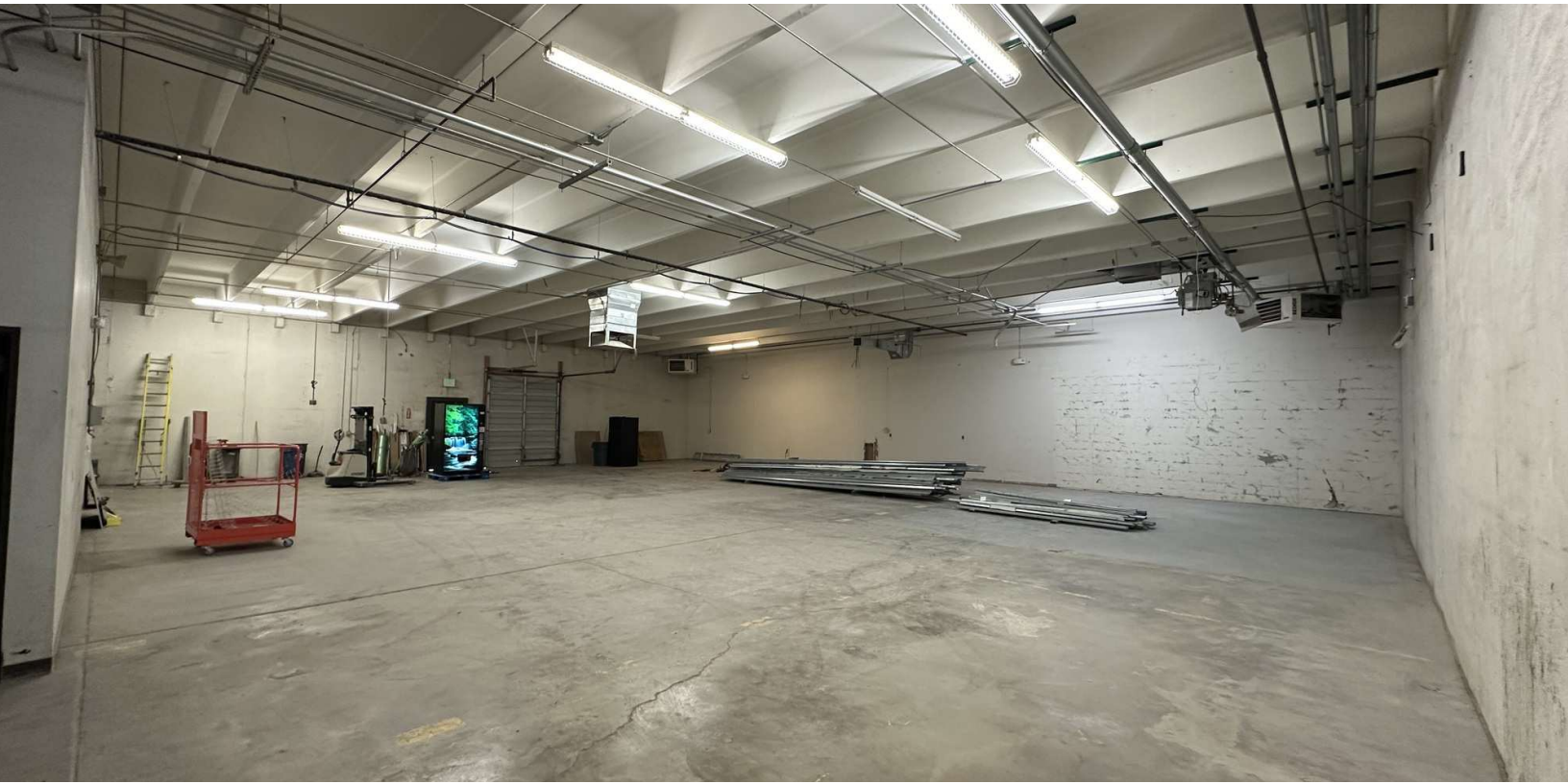
## PROPERTY HIGHLIGHTS

- Twin T Construction - Freespan Warehouse
- Heavy Power
- Dock High Loading- Drive in Easily Created
- Central Location with Easy Access

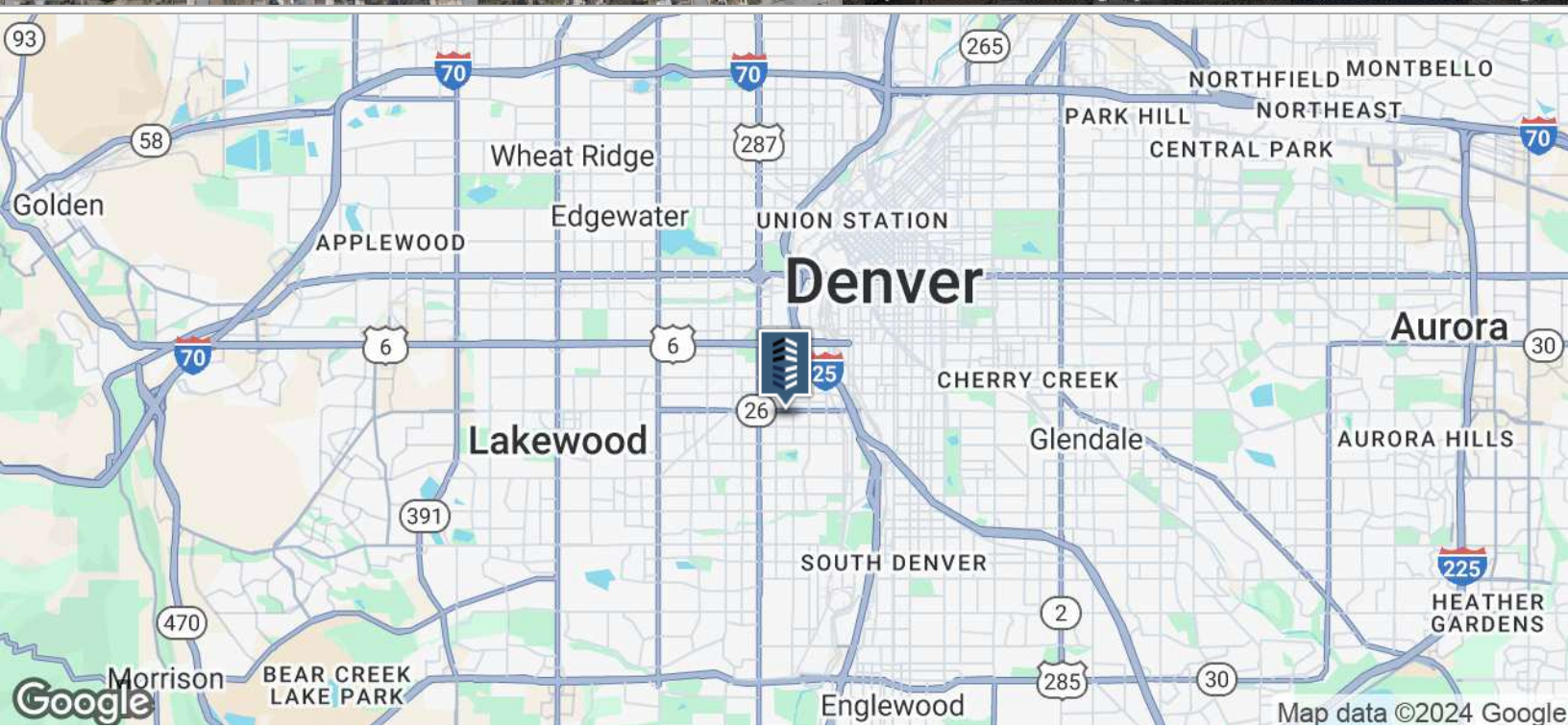
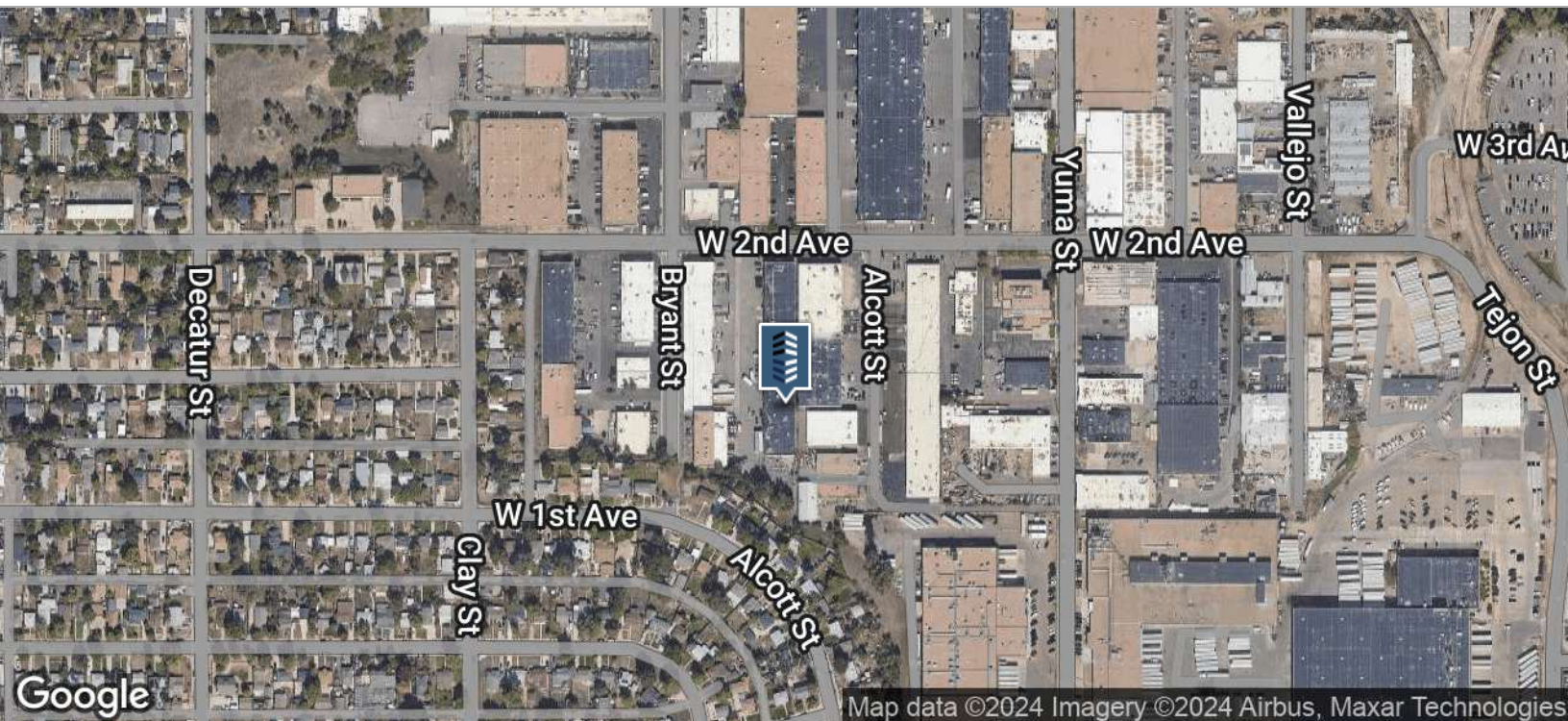


CURRENT FLOORPLAN









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