

FOR LEASE

1175 S. LIPAN STREET, UNIT B, DENVER, CO 80223

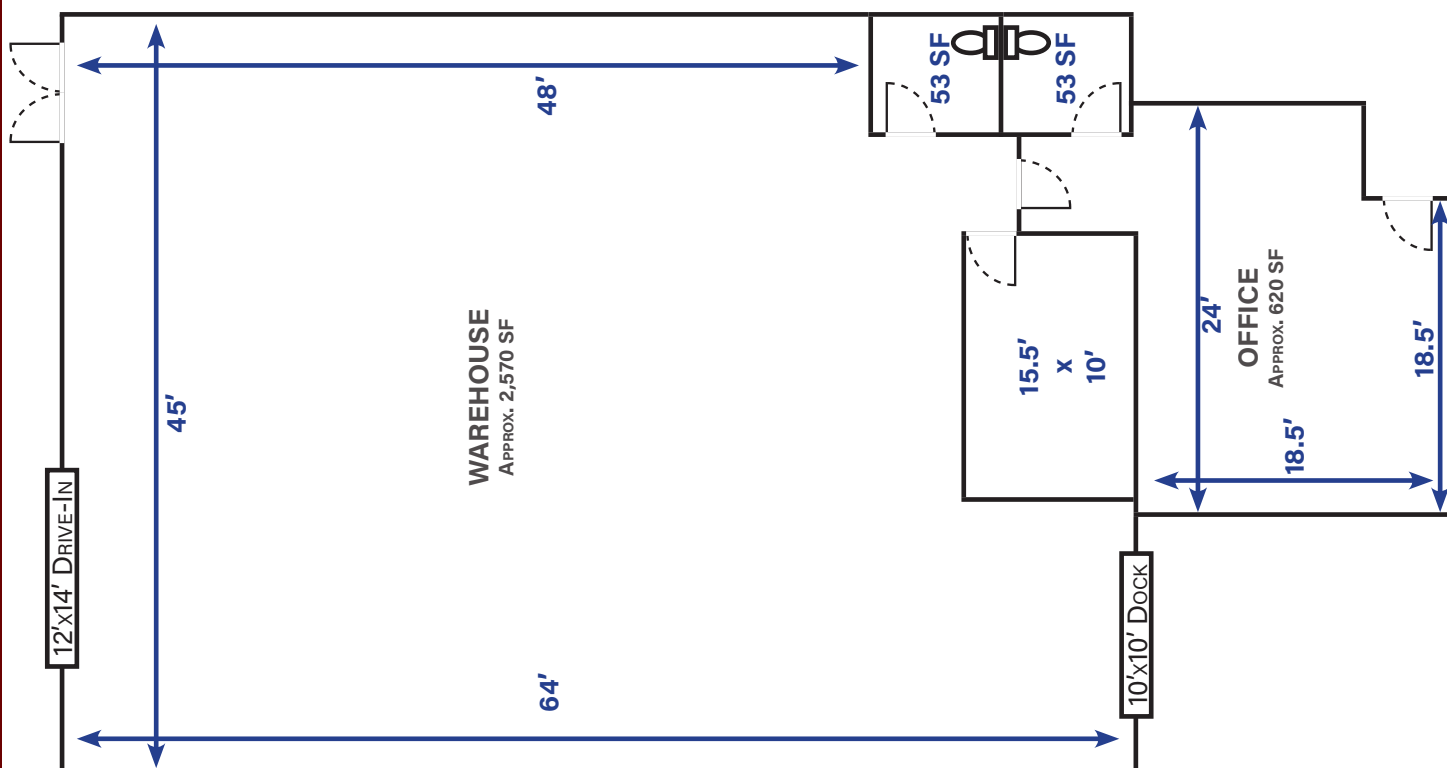


3,296 SF INDUSTRIAL WAREHOUSE/SHOP \$14.00/SF + NNN

- Drive-In & Dock Loading
- Small Office Area
- Easy Access to Santa Fe Drive (US-85) and Mississippi Avenue
- I-MX-3 Zoning

Total Building Size:	6,216 SF
Year Built:	1979
Zoning:	I-MX-3 (Denver)
Property Taxes (2025):	\$3.60/SF
CAM & Insurance:	\$1.83/SF
Loading:	10'x10' Dock 12'x14' Drive-In
Total Site Size:	12,500 SF
Clear Height:	15'





MARK GOODMAN, SIOR

mgoodman@goodmancommre.com
W 720-440-6270



DREW GOODMAN, ACoM

dgoodman@goodmancommre.com
W 720-440-6270

