



3301 E. 42nd Avenue

Denver, CO 80216



BUILDING INFORMATION

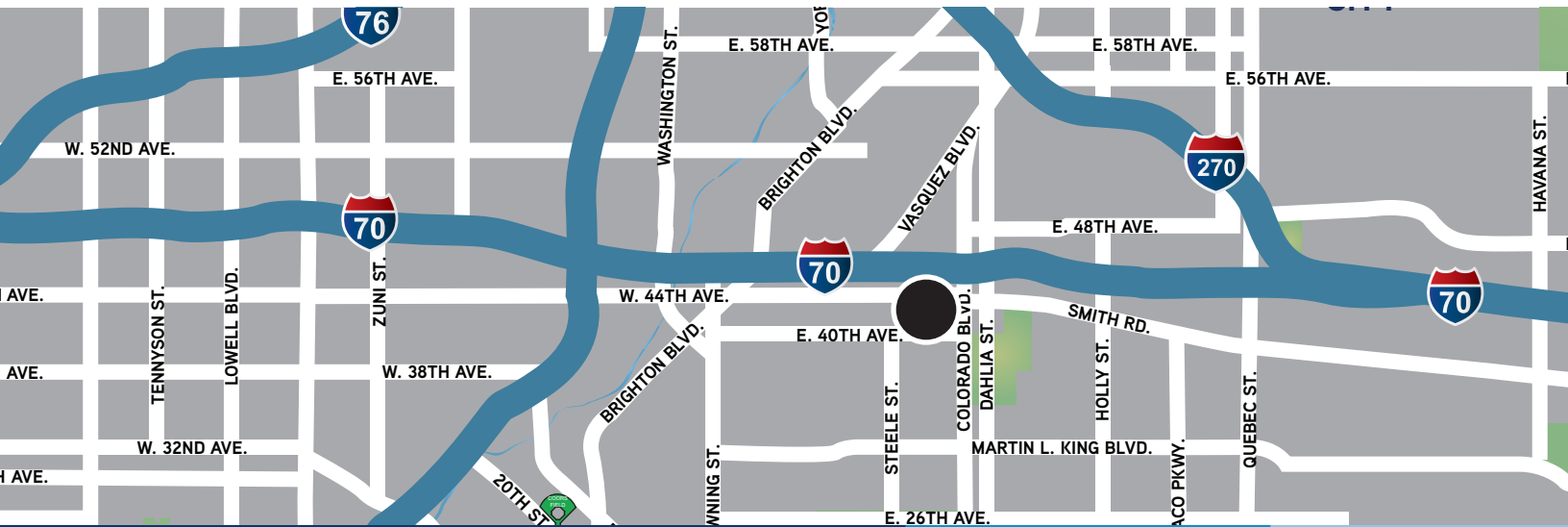
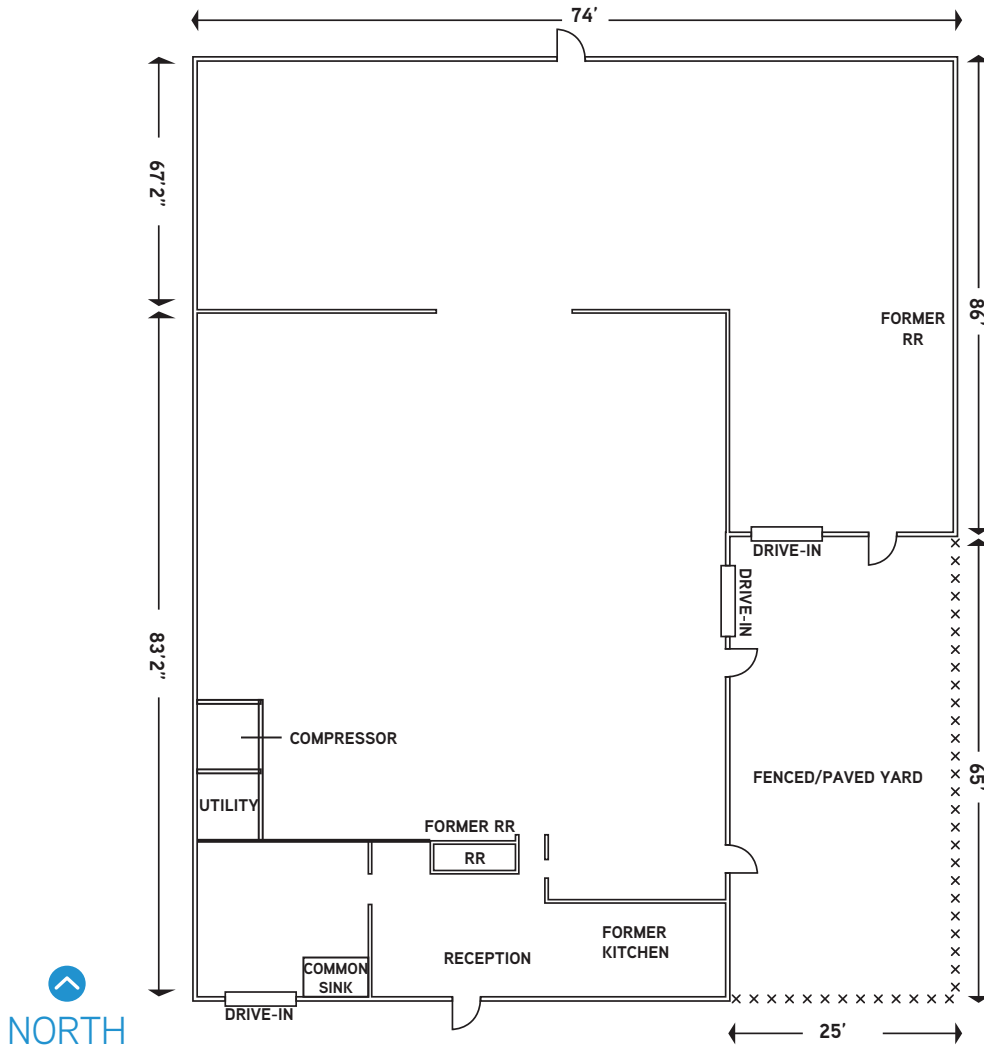
Building Size:	10,355 SF	Electrical:	1,200 Amp, 480 Volt, 3-Phase (TBV)
Office Size:	1,600 SF	Zoning:	I-A (Industrial)
Loading:	Three (3) Drive-In Doors	Price:	\$1,295,000
Sprinkler:	Yes	Location:	Located in an Enterprize Zone and an Opportunity Zone 4 blocks from Colorado Blvd. Light Rail stop

PROPERTY HIGHLIGHTS

- Fenced and paved yard for outside storage
- 100% HVAC, compressor included with lines throughout
- Building splits perfectly for two tenants with separate meters
- Great location between Steele and Colorado Blvd. exits just off of I-70, 4 blocks from a Light Rail stop with visibility to the Light Rail

STEVE SERENYI
303 283 4578
steve.serenyi@colliers.com

COLLIERS
4643 S. Ulster Street | Suite 1000
Denver, CO 80237
+1 303 745 5800 | FAX +1 303 745 5888



This document has been prepared by Colliers for advertising purposes only. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, no warranty or representation is made of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

**BROKERAGE
DISCLOSURE**

