



FOR LEASE

Small Office/Warehouse Space

400 S Lipan St | Denver, CO 80223



**Dock High Loading With Heavy Power!**

CONTACT:

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UNIQUE PROPERTIES

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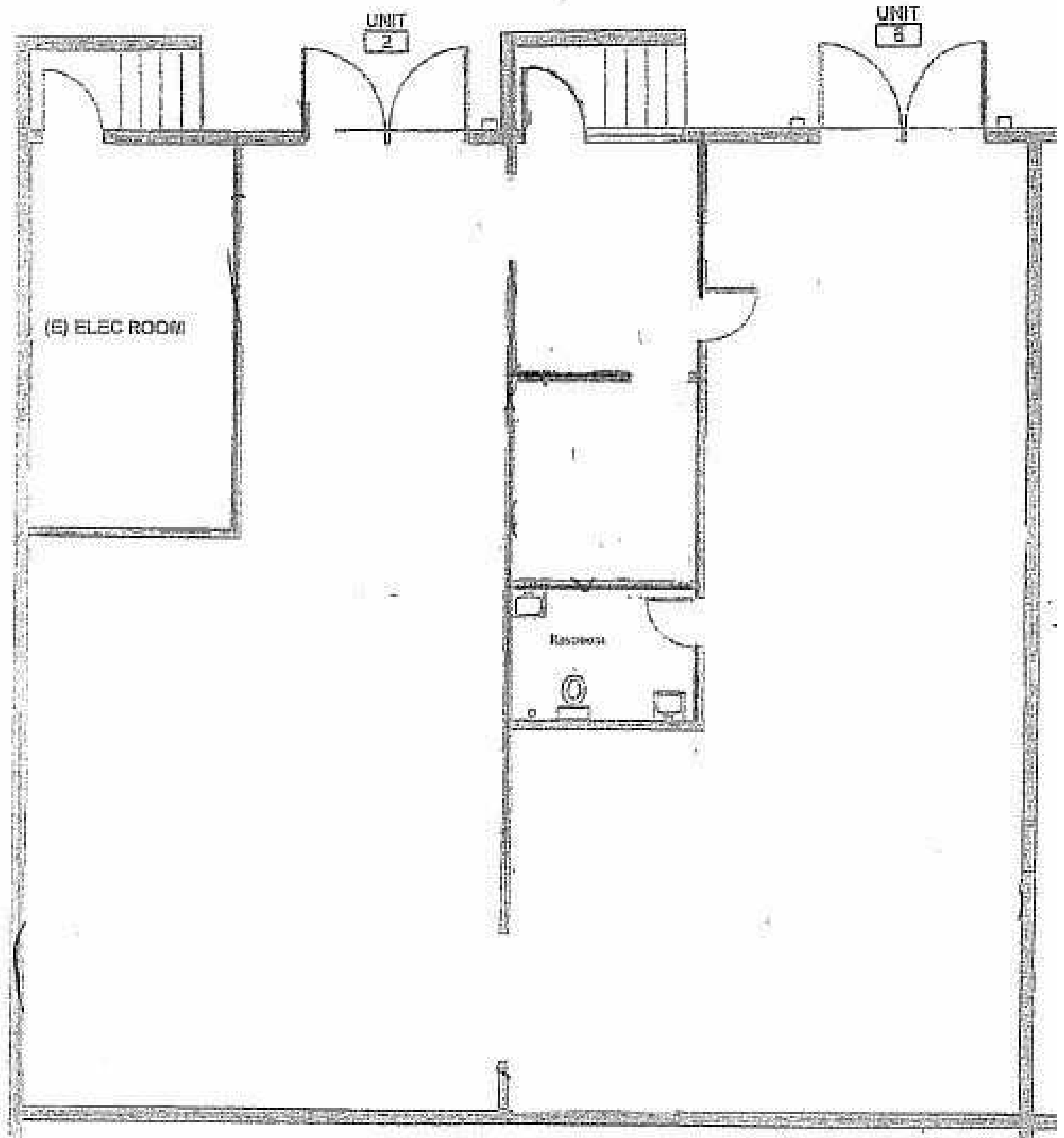
## 400 S LIPAN ST

### OFFERING SUMMARY

<b>Available SF:</b>	2,350 SF
<b>Lease Rate:</b>	\$17.76/sf MG
<b>Lot Size:</b>	33,416 SF
<b>Building Size:</b>	15,000 SF
<b>Grade Level Doors:</b>	14
<b>Year Built:</b>	1965
<b>Zoning:</b>	I-A

### PROPERTY HIGHLIGHTS

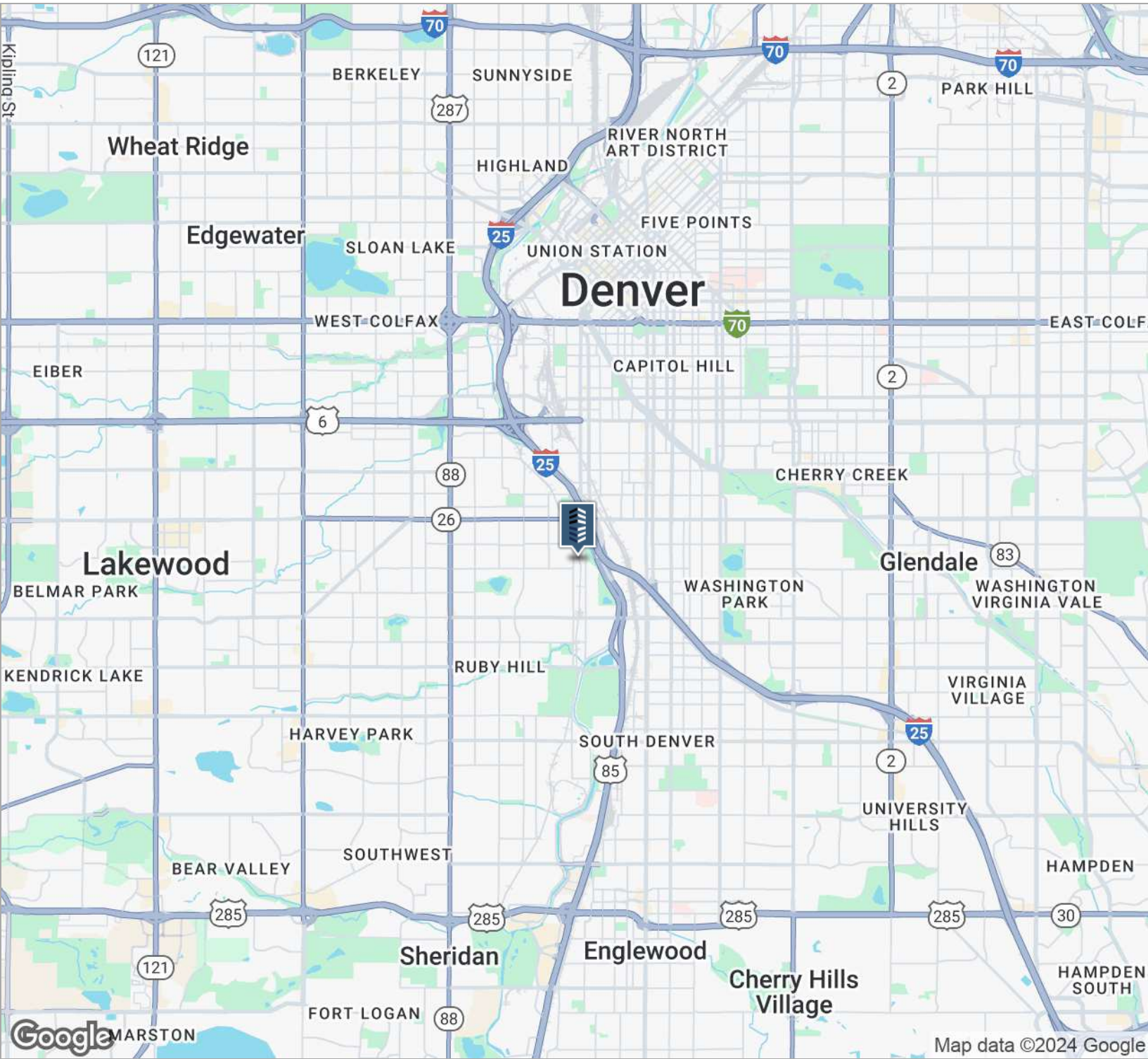
- Landlord will negotiate potential renovations if necessary.
- Heavy 3 Phase power distributed throughout.
- Warehouse clear height of 12'7"-13'9"
- Unit #2-6 available - 2,350 SF with two dock high doors
- Minimal office



# FORMER MARIJUANA CULTIVATION FACILITY



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