



Seller Financing Available



Industrial Building | For Sale or Lease

Highlights

- > Floor drains in warehouse
- > Multi-tenant capable
- > Dock platform in yard
- > Owner may carry financing
- > 6,000 SF leased month-to-month
- > 8,500 SF available for owner/user or entire building

This communication has been prepared by Colliers Denver for advertising and/or general information only. Colliers Denver makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers Denver excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers Denver and/or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

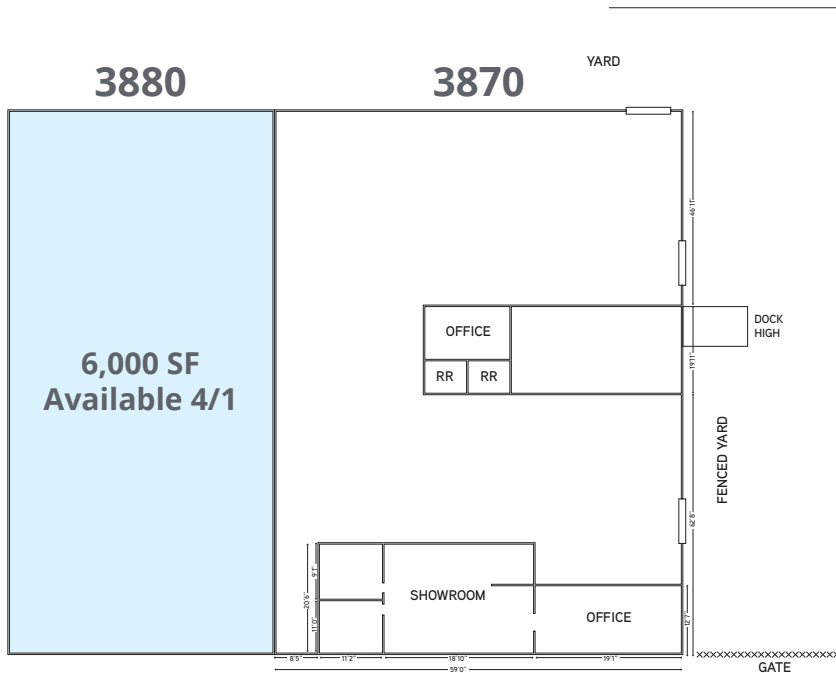
3870 - 3880 Elm Street Denver, CO 80207

Building Information

Sale Price:	\$2,590,000 \$2,350,000
Building Size:	14,500 SF
Available for Lease:	Unit 3870: 8,500 SF - Available 1/1/25
Showroom/Office:	Unit 3880: 6,000 SF - Available 4/1/25
Warehouse:	Combined: 14,500 SF
Lease Rate:	\$7.00 - \$8.25/SF/YR NNN
NNN:	\$4.70/SF/YR
Loading:	One (1) Drive-In (8' x 9') One (1) Drive-In (12' x 10') and Two (2) Drive-Ins (9' x 9') ONE (1) Dock High Platform with Ramp
Clear Height:	12'
Power:	800 Amps (TBV)+
Zoning:	I-MX-3
Yard:	2,500 SF Fenced Yard

Accelerating success.

For Sale or Lease



Contact Us:

Tyler Ryon, SIOR
Principal
+1 720 833 4612
tyler.ryon@colliers.com

Steve Serenyi
Principal
+1 303 283 4578
steve.serenyi@colliers.com



Colliers Denver
4643 S. Ulster Street | Suite 1000
Denver, CO 80237
P: +1 303 745 5800
colliers.com/denver



Brokerage
Disclosure