

# 10885 E. 51st Ave.

Denver, CO 80239

**FOR SALE**



## 15,908 SF Industrial / Flex Building on 1.01 AC Lot - Denver, CO

### Property Highlights

- Industrial/flex building with substantial existing office buildout
- **Office improvements are non-load-bearing and can be easily removed to increase warehouse area**
- Functional layout suitable for owner-user or value-add investor
- Flexible zoning supporting a wide range of industrial and flex uses
- Excellent Northeast Denver location with quick access to I-70, I-270, and DIA

**SALE PRICE : \$1,850,000 (\$116.29/SF)**



### Property Facts

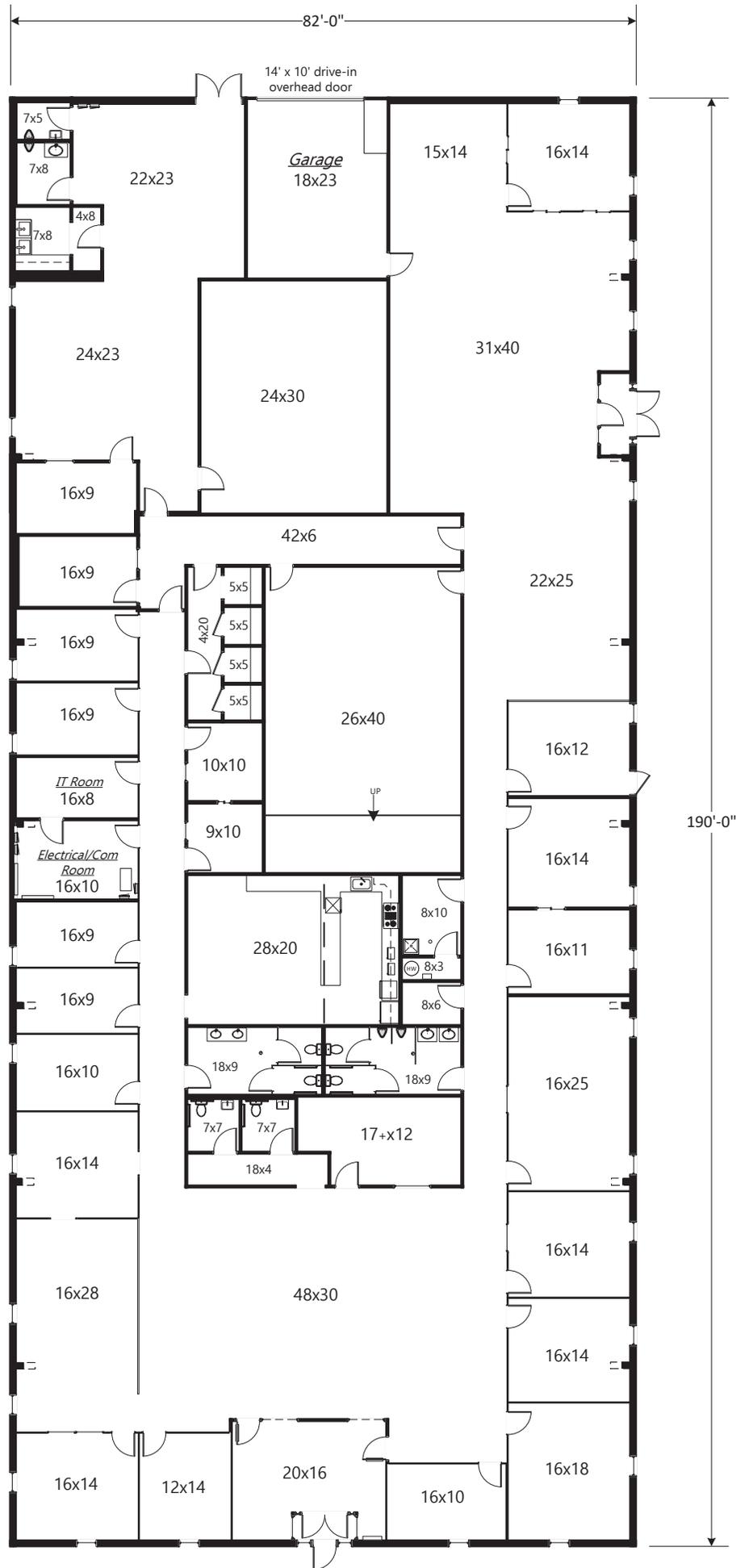
<b>Building Size</b>	15,908 SF
<b>Lot Size</b>	44,013 SF (1.01 AC)
<b>Grade Level Doors</b>	One 14' x 10'
<b>Warehouse Ceiling Ht</b>	10'-14' Clear
<b>Office Ceiling Ht</b>	8' (Drop)
<b>Property Taxes</b>	\$36,332.34
<b>Zoning</b>	I-B
<b>Year Built / Reno</b>	1979 / 2002
<b>Parking</b>	50 Spaces

# FLOOR PLAN

Approximate Square Footage:

Office	15,458 sq.ft.*
Garage	450 sq.ft.
<b>TOTAL</b>	<b>15,908 sq.ft.*</b>

\* Based on lease square footage



**PHOTOS**



