

Industrial Building for Sale or Lease

1100 W MISSISSIPPI AVENUE, DENVER, CO 80223

MAJOR PRICE REDUCTION!



Warehouse Virtual Tour

Office Virtual Tour



Overview

Hoff & Leigh proudly bring you this highly sought after stand-alone Industrial property for sale or lease, Located at 1100 W Mississippi Avenue. It boasts 15,665 SF of office/warehouse space and is situated on a large I-1 zoned Industrial lot, featuring fenced and secure storage, and ample parking.

The building features multiple overhead doors (3) ranging from 10' - 12' in height, warehouse clear height ranging from 16' - 17.5' along with other common areas throughout the building. It currently has an extremely useable 75/25%, warehouse to office ratio.

The versatile spaces in the building can be used for various industrial and retail businesses. This property is ideal with its prime location, flexible zoning, and attractive features. Contact us today to schedule your private showing.

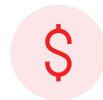
*Billboard generates \$2,800 annually.

15,665 SF: \$13.25 SF/YR + \$4.15 PSF NNN = \$22,714.25 / Month

Highlights

- Fenced Yard Space
- Ample Parking and Outside Storage
- High Visibility Signage
- Frontage along W. Mississippi Avenue
- Flexible I-1 Zoning
- Multiple Overhead Doors
- Billboard Income in Place

Property Details



Sales Price

\$2,584,725
\$2,250,000



Lease Rate

\$13.25 SF/YR
(+ \$4.15 PSF NNN)



Building Size

15,665 SF



Lot Size

0.82 Acres



Zoning

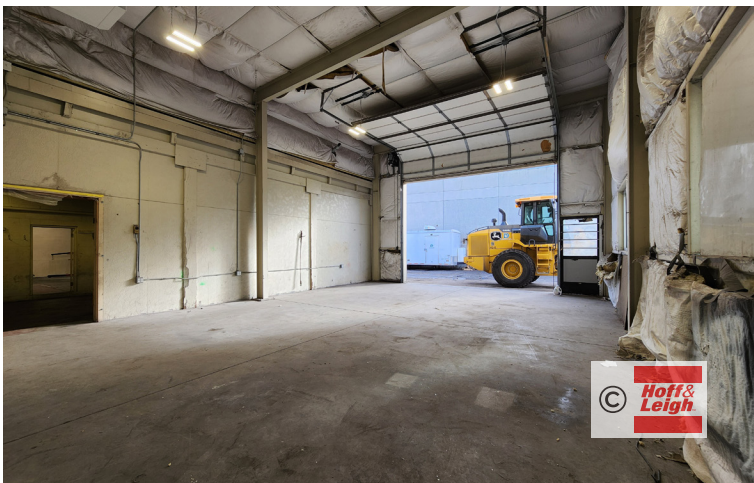
I-1

Rev: November 20, 2024



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Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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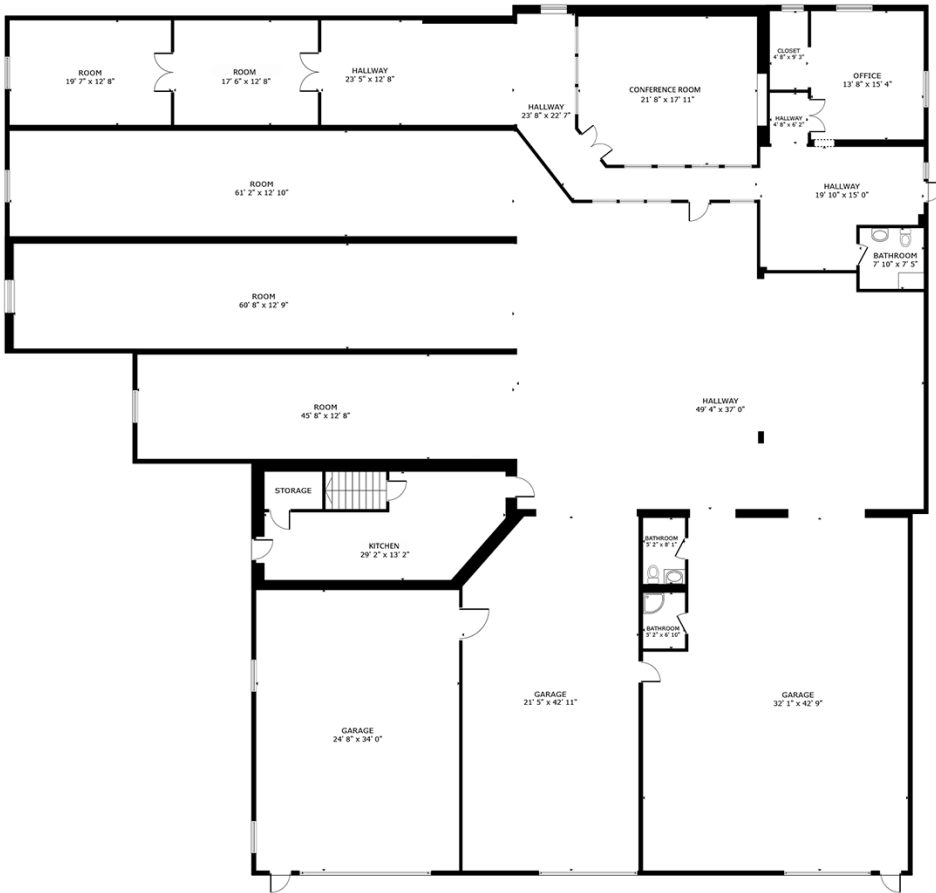
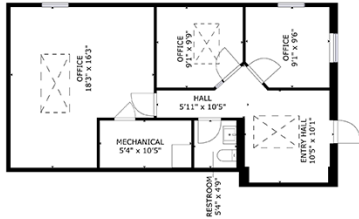
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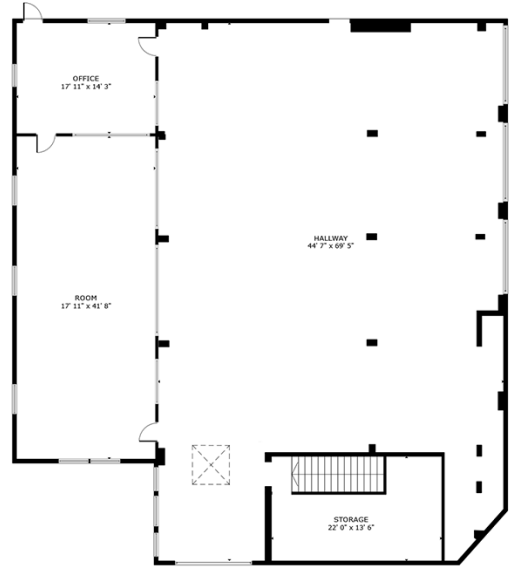
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FLOOR 1



FLOOR 2

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1100 W Mississippi Ave, Denver, Colorado, 80223

DEMOGRAPHICS



195,495
Population



34.6
Median Age



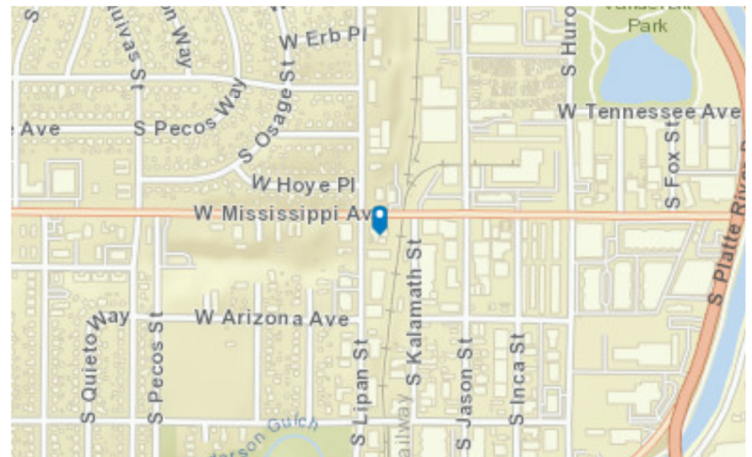
2.2
Average Household Size



\$77,587
Median Household Income

TRAFFIC COUNT

| Cross street | VPD | Distance |
|-----------------|--------|----------|
| W Hoyer Pl | 4,700 | 0.0 |
| W Louisiana Ave | 2,600 | 0.3 |
| S Fox St | 20,494 | 0.4 |
| S Huron St | 720 | 0.4 |
| S Huron St | 370 | 0.5 |



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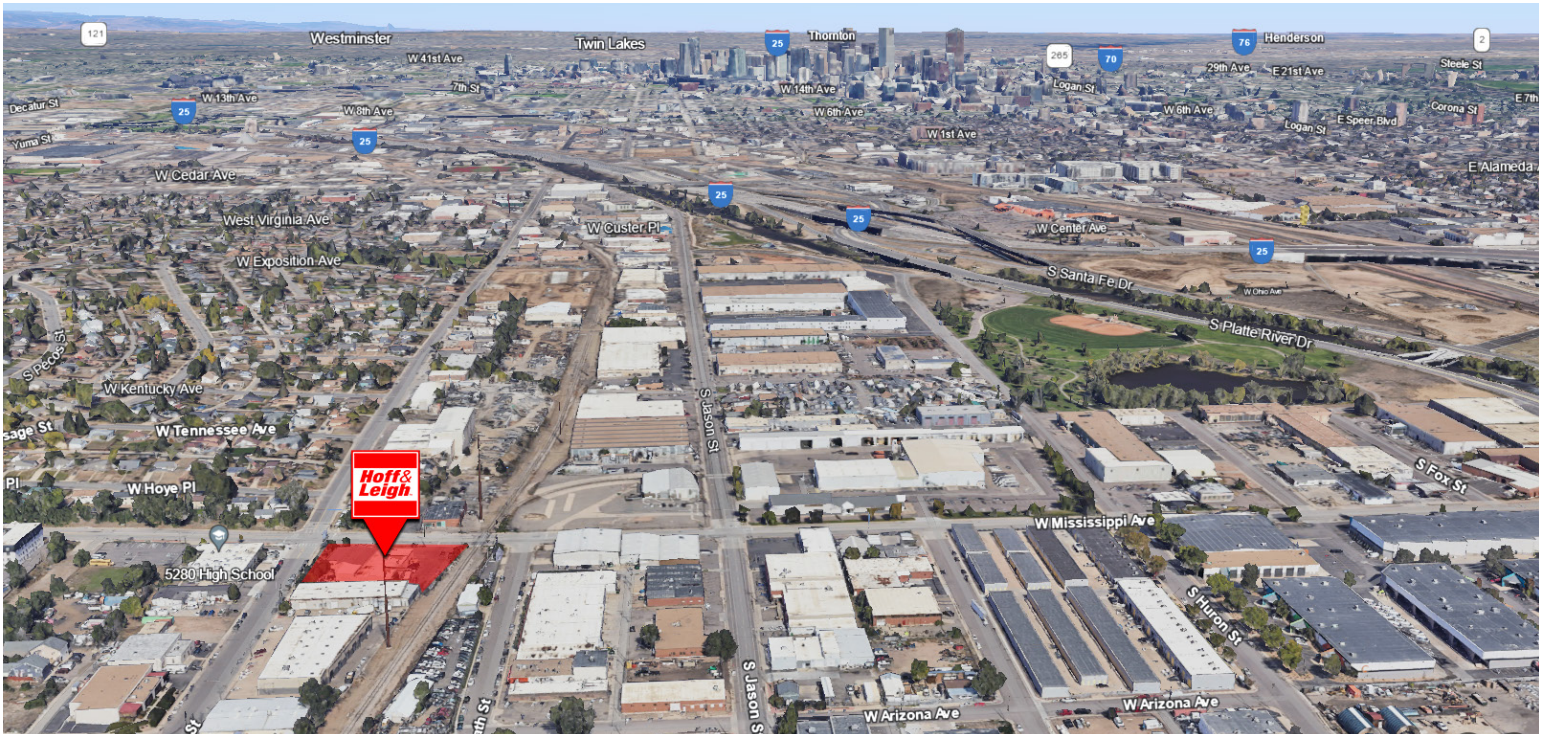
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