



SALE PRICE: CONTACT BROKER LEASE RATE: \$8.00/SF (NNN)

PROPERTY OVERVIEW

Building Size:	36,188+/- SF
Lot Size:	56,866 +/- SF
YOC:	2019
Zoning:	I-B (Heavy Industrial) Denver
Loading:	2 Drive-In Doors
Power:	TBV - 2000 Amps, 277/480v, 3-Phase
Parking:	16 Spaces

PROPERTY/AREA DETAILS

This modern and newer-built specialty warehouse had been recently operated as a cannabis greenhouse. Numerous industrial uses with heavy power, drive-in doors and easy proximity to I-70 via Colorado Blvd. Premium features include an automated Argus Controls System, three-layer fire sprinkler system, heavy power, sufficient heating, ventilation, air conditioning, an elevator and recycled wastewater system.

For more information, please contact:

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* Not actively operating as a Grow

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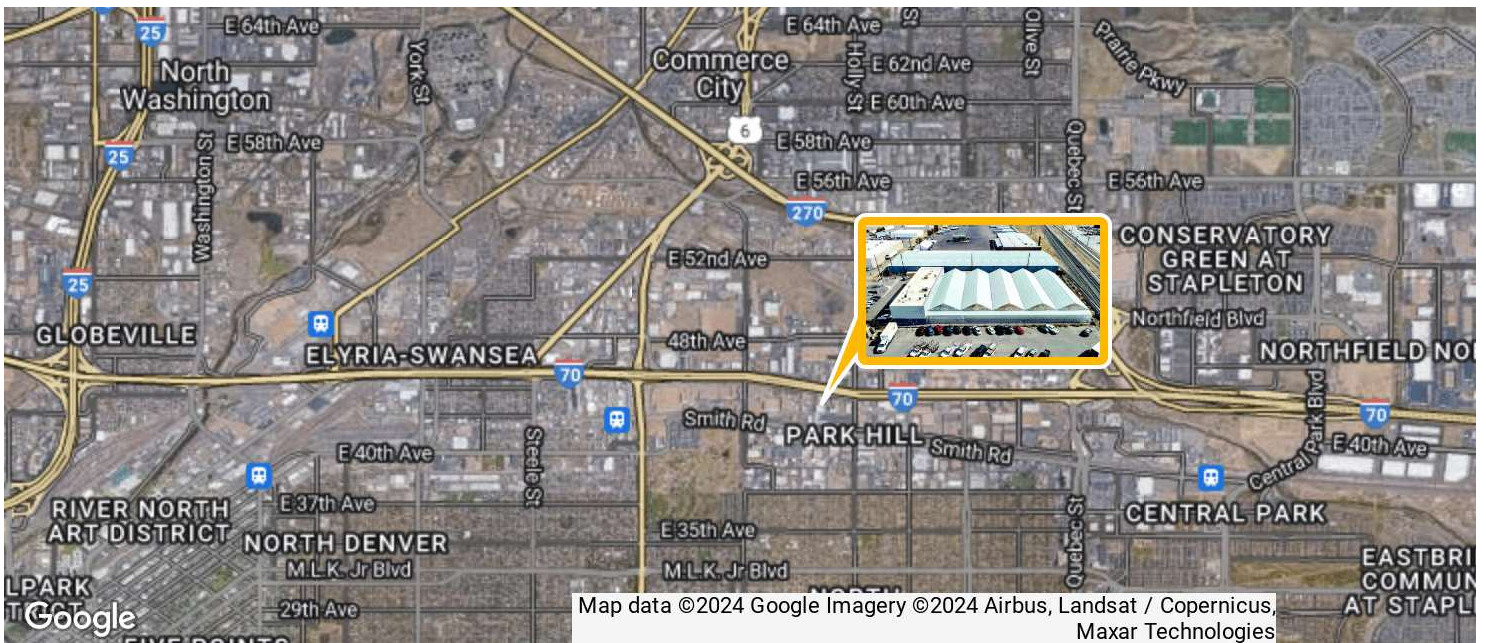
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