

FOR SALE/LEASE

4340 GLENCOE STREET

DENVER, COLORADO 80216



COMMERCIAL REAL ESTATE SERVICES

FOOD PRODUCTION/COLD STORAGE FACILITY AVAILABLE



39,600 SF SITUATED ON 1.55 ACRES WITH AN ADDITIONAL .32 ACRES OF EXCESS PARKING/STORAGE

Sale Price & Lease Rate: Contact Brokers

RON WEBERT, SIOR

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PROPERTY FEATURES

BUILDING SIZE 39,600 SF

SITE SIZE 67,645 SF (1.55 Acres)

ADDITIONAL SITE 13,966 SF (.32 Acre)

FREEZER 5,500 SF

COOLER 11,100 SF

OFFICE 5,400 SF

DRY STORAGE 10,800 SF

PRODUCTION 6,800 SF

ZONING I-B

YEAR BUILT 1974

CONSTRUCTION Twin-T concrete

CEILING HEIGHT 21'

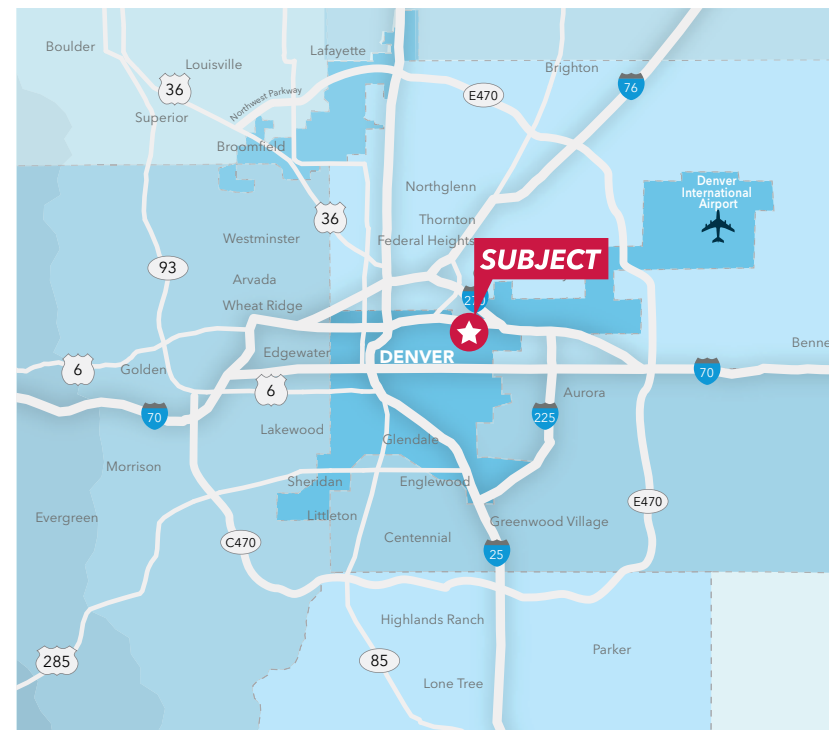
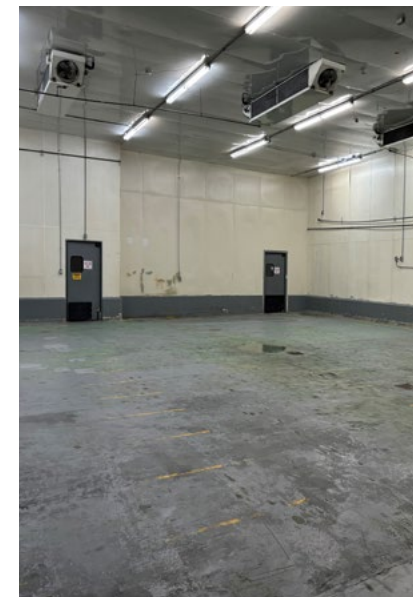
SPRINKLERS Yes

LOADING 9 Dock doors

POWER 800 A/220 V/3-Phase
To be verified

ADDITIONAL FEATURES

- Former USDA certified plant
- Grease pit
- Floor drains throughout
- Test kitchen w/ hood
- Renovated employee restrooms



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FLOORPLAN



Freezer	5,500 SF Total
Cooler	11,100 SF Total
Production	6,800 SF Total
Dry Storage	10,800 SF Total
Office	5,400 SF Total
TOTAL	39,600 SF

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