



**Seller Financing Available**



**Price Reduced!** ~~\$5,655,000~~ to **\$4,875,000**

# Highly Functional Industrial Owner/User Building For Sale

## Highlights

- > Ideal central location w/ immediate access
- > Fenced yard allowing outdoor storage or additional car parking
- > Flexible zoning
- > Ideal blend of office & warehouse
- > Available power for potential light manufacturing uses
- > Multiple grade level loading doors and dock platform
- > Power easily upgraded

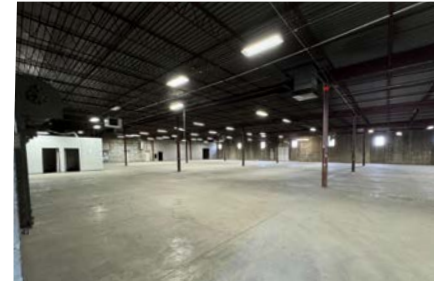
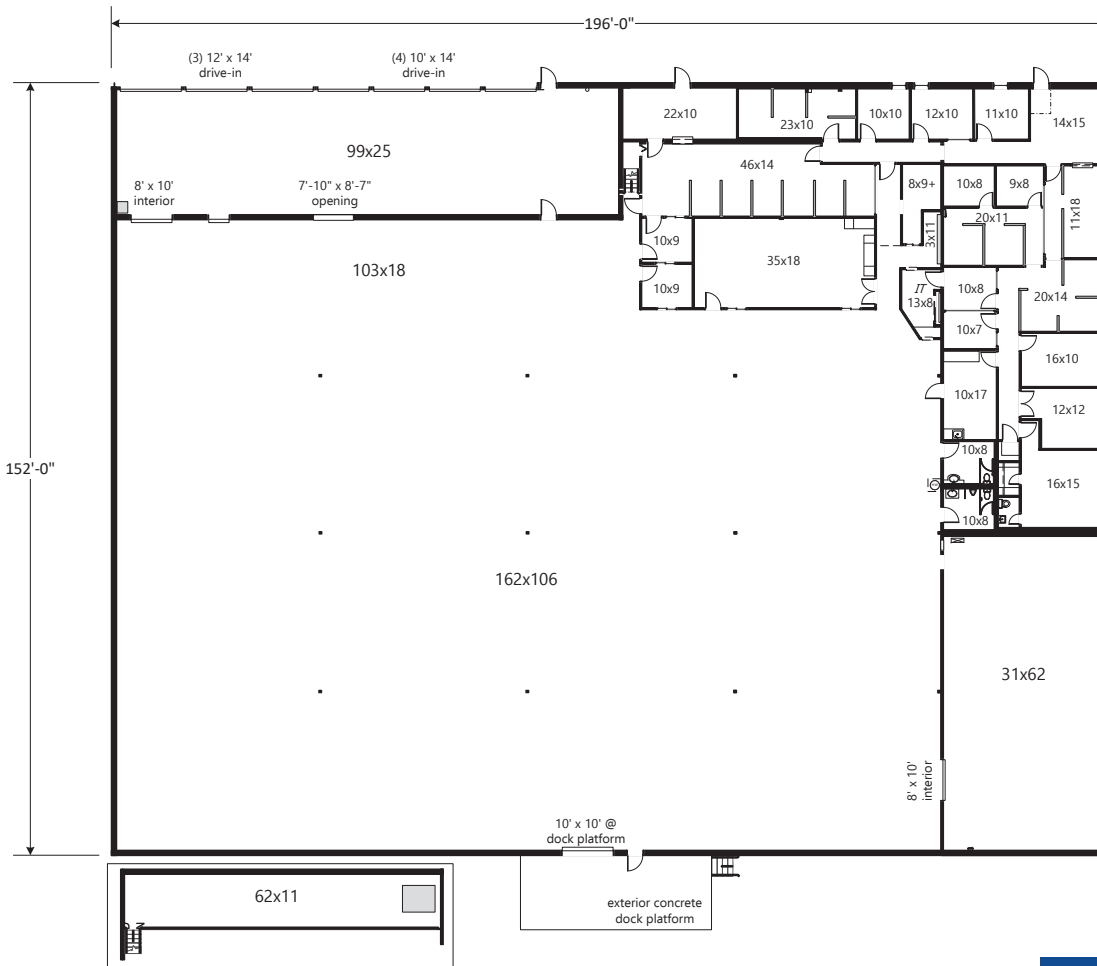
## 55 S. Yuma Street Denver, CO 80223

### Building Information

Building Size:	30,460 SF
Site Size:	1.00 Acres
YOC:	1960
Parking:	30 Parking Spaces
Power:	390 Amp, 120/208 V, 3 Phase (800 Amps Possible)
Clear Height:	16'
City/County:	Denver
Zoning:	I-MX-3
Loading:	7 Drive-Ins & 1 Dock High



# For Sale



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