



Industrial Property For Sale or Lease

Highlights

- › Turn-Key Wood Shop Build Out
- › Fenced Yard
- › Floor Drains
- › 100% A.C.
- › Updated Bathrooms
- › LED Lighting

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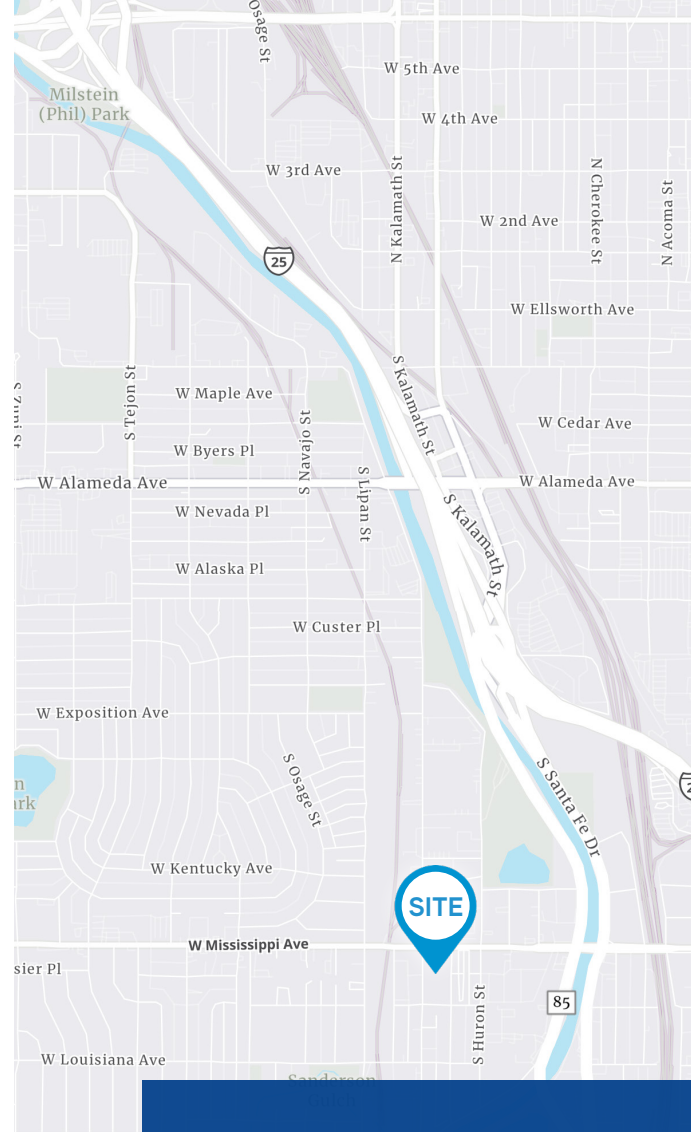
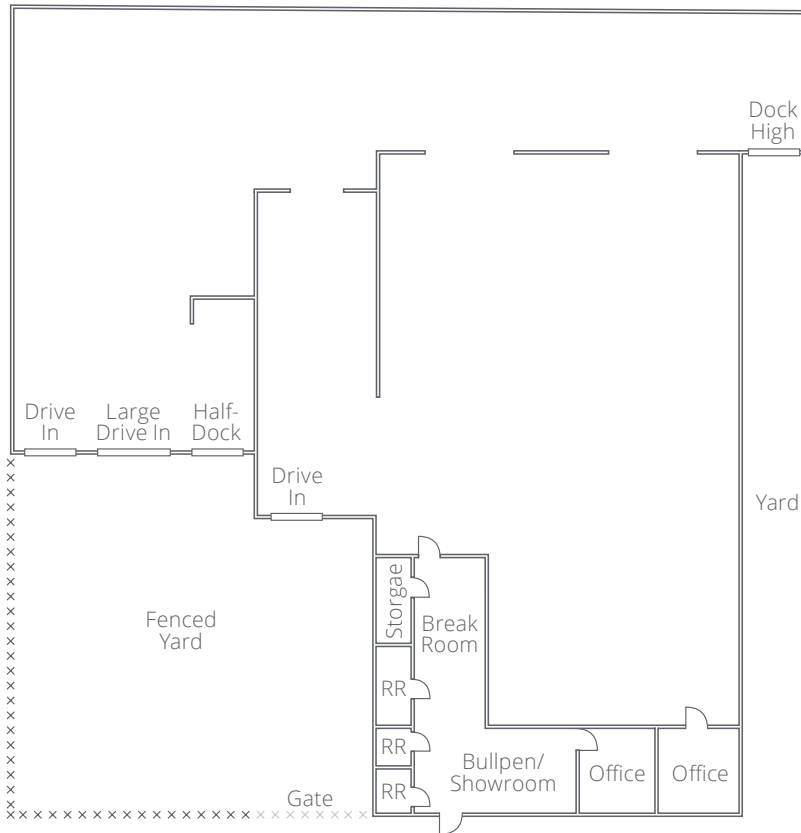
1125 S. Inca St. Denver, CO 80223

Building Information

Size:	11,904 SF
Office:	1,400 SF
Sale Price:	\$1,997,000
Lease Rate:	\$10.95/SF NNN
Lot Size:	0.41 AC
Power:	400 Amp, 480 Volt, 3-Phase (TBV)
Loading:	1 Dock High 1 ½ Dock 2 Drive-In 1 Ramped Oversized Drive-In (16')
Zoning:	I-A (Industrial)
Property Taxes:	\$37,558 (2024)

For Sale or Lease

Floor Plan



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**Broker
Disclosure**

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