



# INDUSTRIAL FOR SALE

## 7,084 SF Warehouse Condos

2613 W 64th Avenue #AB | Denver, CO 80221



**Six Total 12'X14' Drive In Doors And Secure Parking/Yard**

### CONTACT:

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## OFFERING SUMMARY

<b>Sale Price:</b>	\$1,948,100
<b>Fenced Yard/Parking:</b>	4,500 SF*
<b>Building Size:</b>	7,084 SF
<b>Grade Level Doors:</b>	Six 12'x14'
<b>Year Built:</b>	2005
<b>Property Taxes:</b>	\$45,882.36 per year
<b>Association Dues:</b>	\$2,660 per quarter

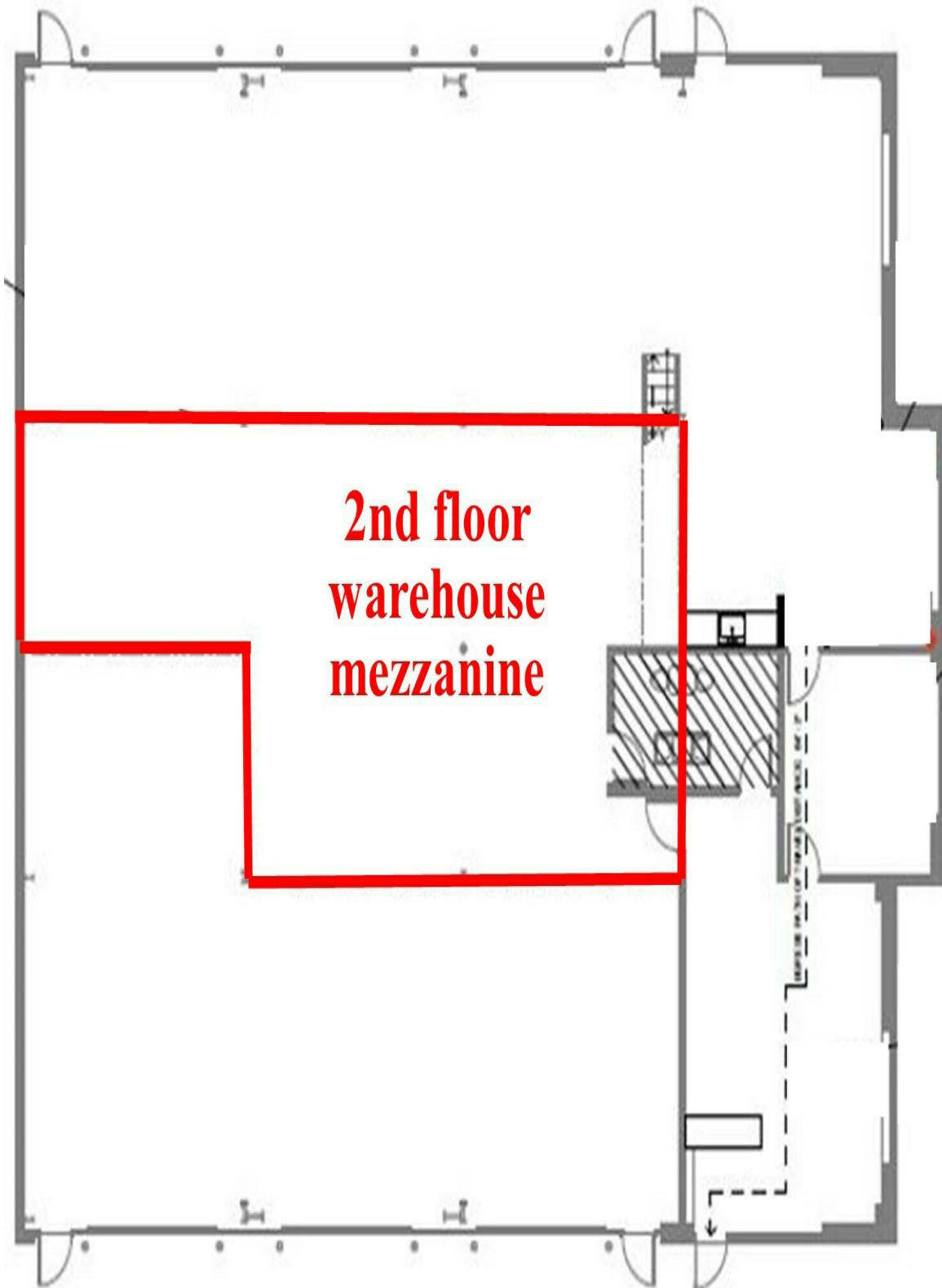
## PROPERTY HIGHLIGHTS

- Free-standing industrial condo building in the Sixty-Four Business Park in Northwest Denver
- Approximately 4,500 SF of secure fenced yard/parking and plus a storage shed
- Six 12'x14' drive in doors (three sets of drive-thru doors)
- Heating in warehouse gas forced air and radiant heaters and cooled by evaporative cooling system
- Office area has two separate HVAC systems for heating and cooling
- 3-Phase 400-amp power service
- Approximately 1,400 SF of office with two ADA restrooms.
- 7,084 SF total (5,712 SF on the ground level and 1,372 SF of structural mezzanine space)
- Zoned I-1 industrial in Adams County
- Approximately 10' clear under the structural mezzanine and approx. 18'-22' clear height through the remainder of the warehouse
- Ten dedicated parking spaces plus additional common area parking available

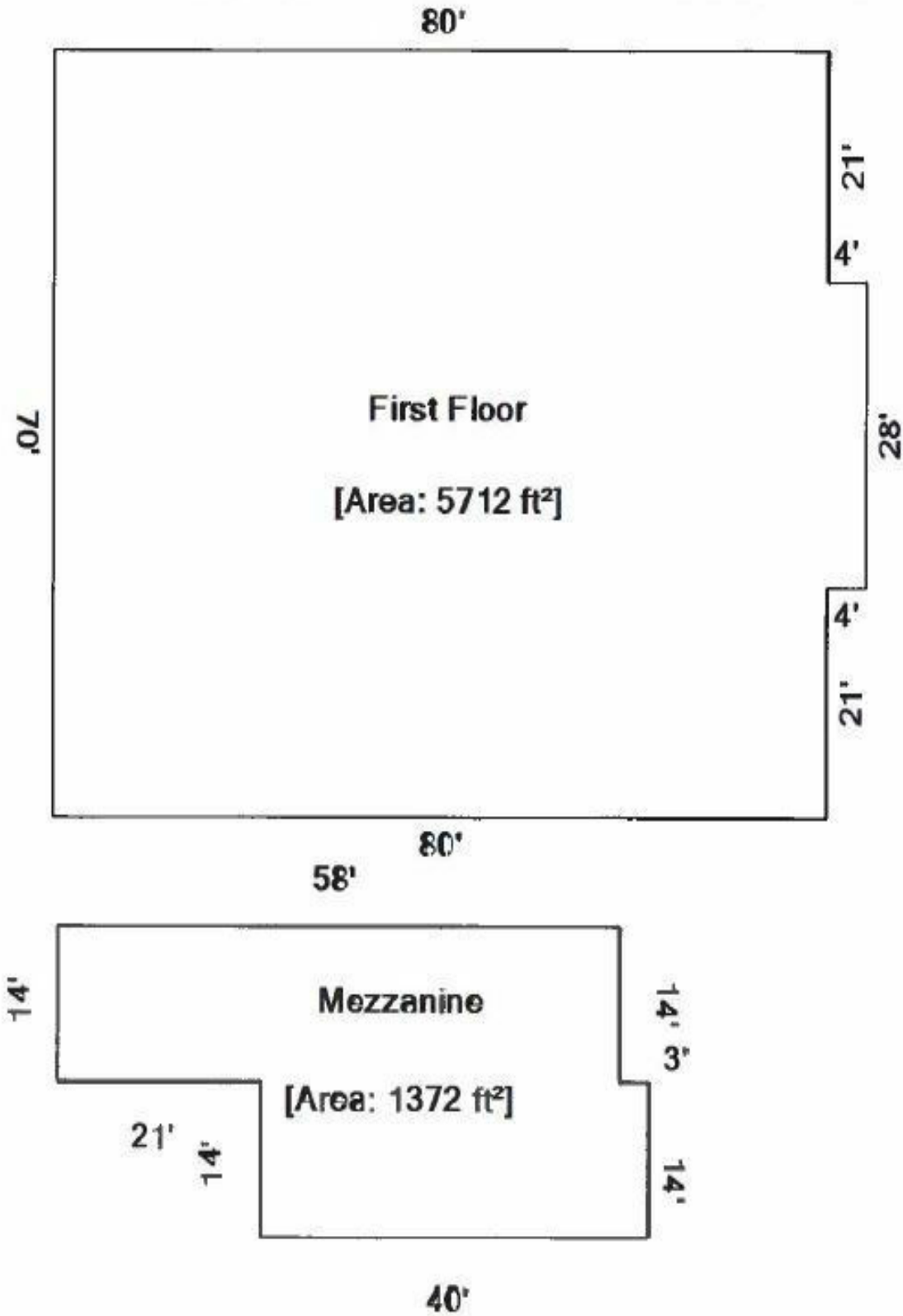
# 7,084 SF WAREHOUSE CONDO W/ SECURE PARKING/YARD



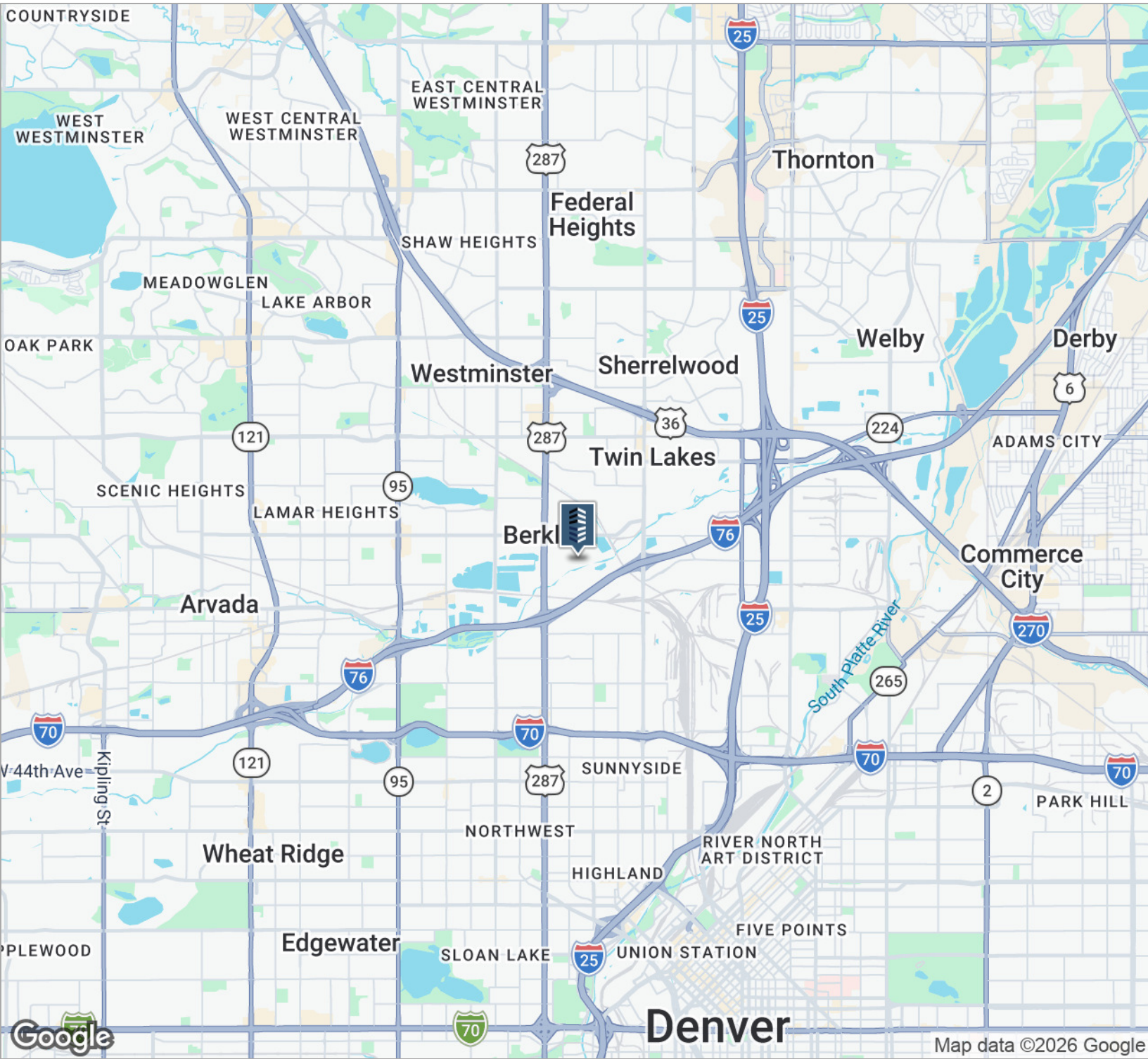
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