



PARK HILL WAREHOUSE
W/SMALL YARD!

3875 ELM ST
DENVER, CO

Property Summary

- Prime Owner-User Opportunity in Central Location
- Small Fenced Yard Area for Outdoor Storage
- Quick Access to I-70 & Colorado Blvd
- Ample Site & Street Parking
- Ability to Demise Office for More Warehouse

Property Features

| | |
|-----------------------|--|
| Sale Price: | \$1,080,000 (\$150/SF) |
| Building Size: | 7,200 SF |
| Lot Size: | 0.46 Acres |
| Zoning: | I-MX-3 |
| Loading: | One - Dock High (10'x10') One - Ramped Drive-In (10'x10') |
| Clear Height: | 11'-13' |
| Office SF: | +/- 2,000 SF |
| Sprinklered | No |
| Power: | 400 Amp, 3-Phase |
| Taxes: | \$26,122.20 (2025) |

For more information:



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Vice President

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Michael DeSantis

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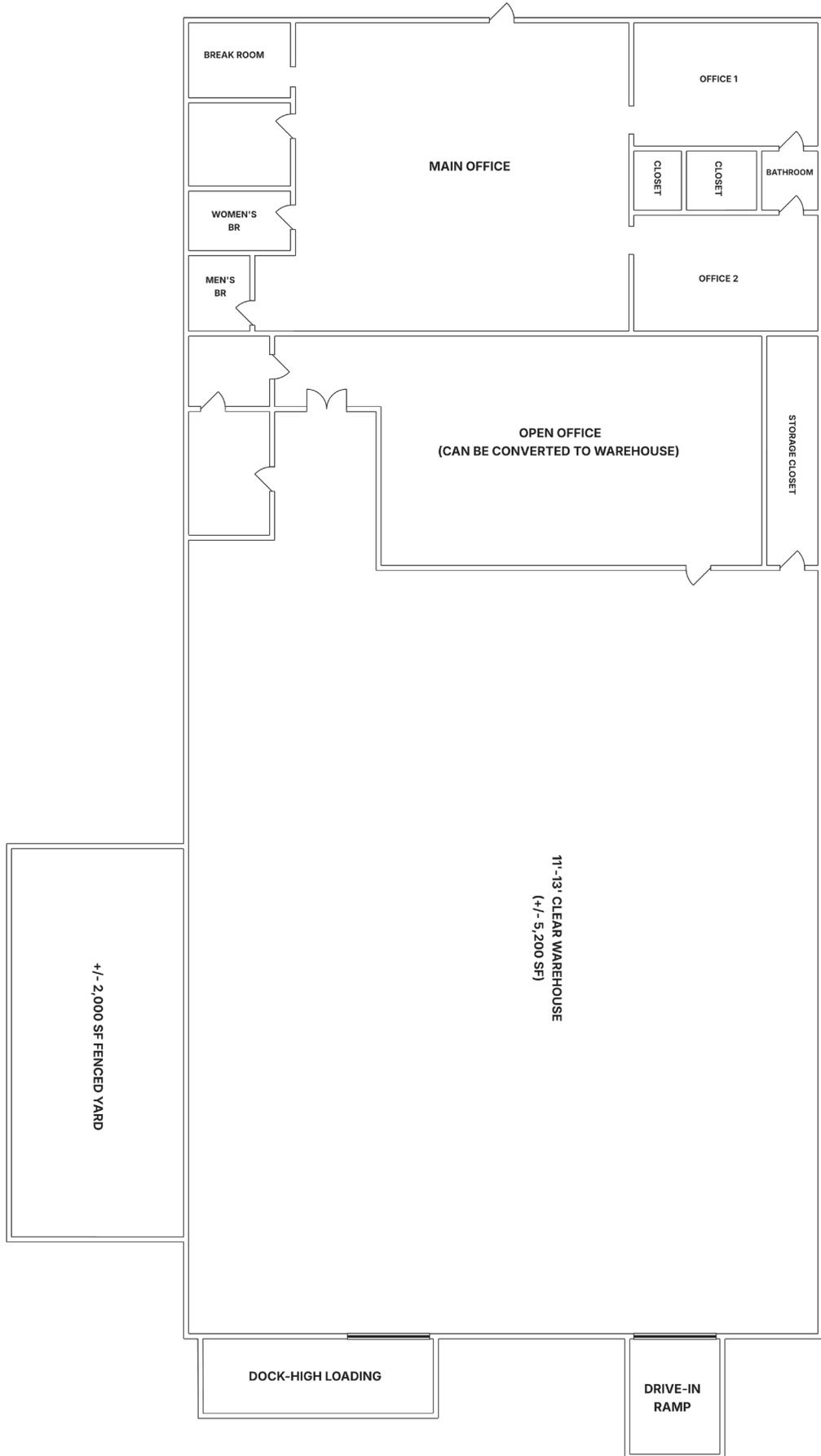
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Unique Properties
400 S Broadway | Denver, CO 80209
303.321.5888 | UNIQUEPROP.COM

3875 ELM ST

FLOORPLAN (NOT DRAWN TO SCALE)





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