

10885 E. 51st Ave.
Denver, CO 80239

FOR SALE



**15,908 SF Industrial / Flex Building
on 1.01 AC Lot - Denver, CO**

Property Highlights

- Industrial/flex building with substantial existing office buildout
- **Office improvements are non-load-bearing and can be easily removed to increase warehouse area**
- Functional layout suitable for owner-user or value-add investor
- Flexible zoning supporting a wide range of industrial and flex uses
- Excellent Northeast Denver location with quick access to I-70, I-270, and DIA

SALE PRICE : \$1,850,000 (\$116.29/SF)



Property Facts

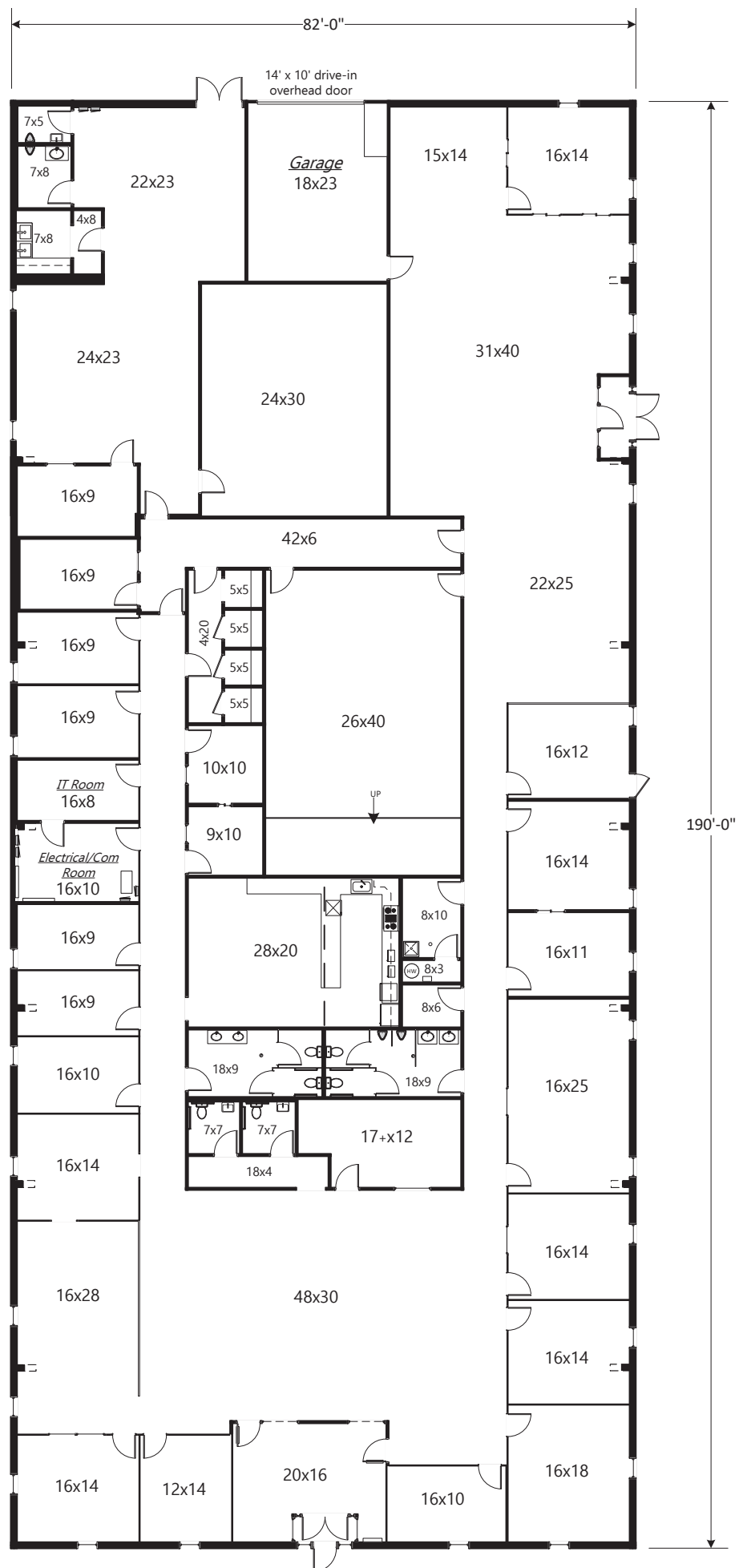
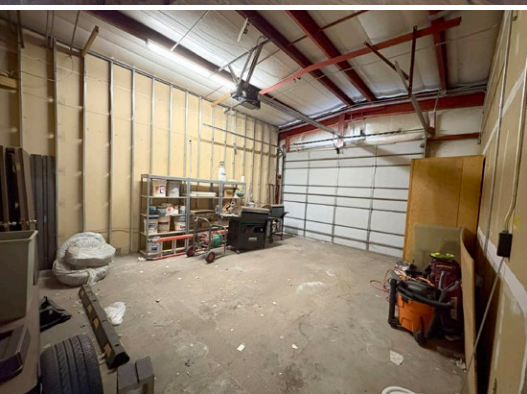
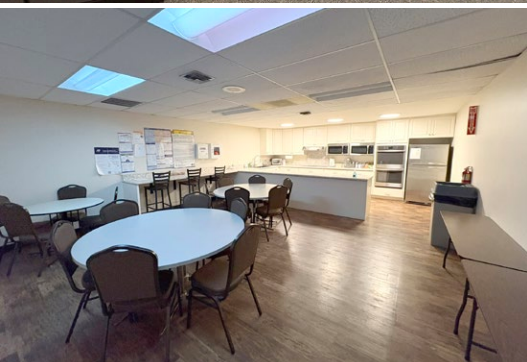
Building Size	15,908 SF
Lot Size	44,013 SF (1.01 AC)
Grade Level Doors	One 14' x 10'
Warehouse Ceiling Ht	14' Clear
Office Ceiling Ht	8' (Drop)
Property Taxes	\$36,332.34
Zoning	I-B
Year Built / Reno	1979 / 2002
Parking	50 Spaces

FLOOR PLAN

Approximate Square Footage:

Office	15,458 sq.ft.*
Garage	450 sq.ft.
TOTAL	15,908 sq.ft.*

* Based on lease square footage



PHOTOS

