



Central Warehouse For Sale With 30' High Sign Visible from I-25

1962 WEST 12TH AVENUE
DENVER, CO 80204

Sale Price - REDUCED!
~~\$2,500,000~~ \$2,295,000

Buildings/Lot Size
10,204 SF and 864 SF
.43 acre lot

Clear Height
10' in warehouse

Loading
2 dock-high doors

Power
600 amp, 120/420 volt

Industrial for Sale Property Highlights

- Freestanding 864 SF (24' x 36') garage/ storage building with 12' x 16' drive-in door
- ±2,500 SF office areas, 540 sf showroom
- Zoned I-B, UO-2
- Built in 1958, brick/block
- Small fenced yard
- Easy access from I-25/Colfax Ave interchange, 5 minutes from CBD

For information, please contact:

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