



Seller Financing Available



# Industrial Building | For Sale or Lease

## Highlights

- > Floor drains in warehouse
- > Multi-tenant capable
- > Dock platform in yard
- > Owner may carry financing
- > 6,000 SF leased through March 2025
- > 8,500 SF available January 1, 2025 for owner/user

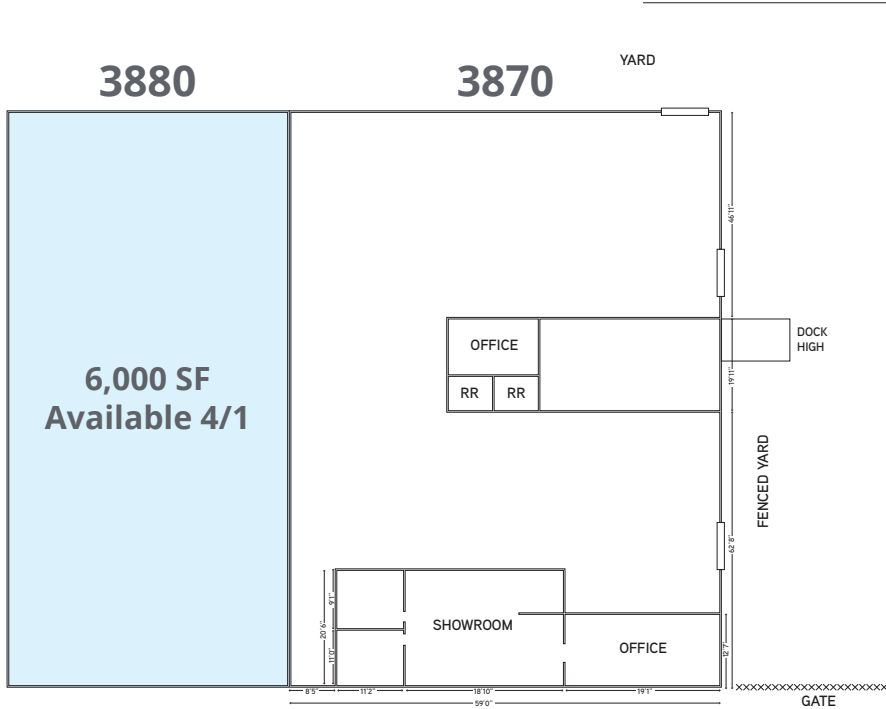
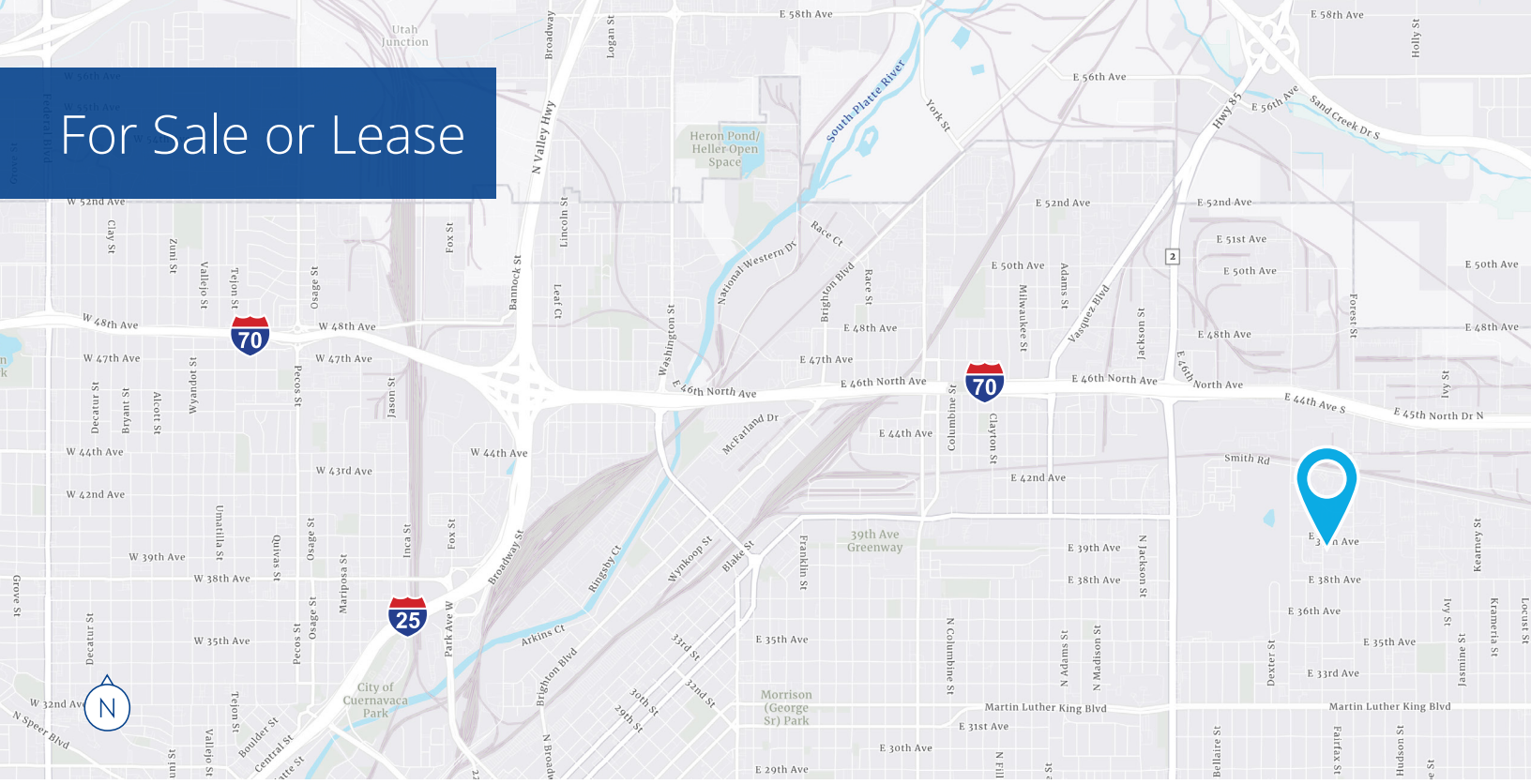
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## 3870 - 3880 Elm Street Denver, CO 80207

### Building Information

|                      |   |
|----------------------|---|
| Sale Price:          | <del>\$2,590,000</del> \$2,350,000  |
| Building Size:       | 14,500 SF   |
| Available for Lease: | Unit 3870: 8,500 SF - Available 1/1/25  |
| Showroom/Office:     | Unit 3880: 6,000 SF - Available 4/1/25  |
| Warehouse:           | Combined: 14,500 SF   |
| Lease Rate:          | \$7.00 - \$8.25/SF/YR NNN   |
| NNN:                 | \$4.70/SF/YR  |
| Loading:             | One (1) Drive-In (8' x 9')<br>One (1) Drive-In (12' x 10') and<br>Two (2) Drive-Ins (9' x 9')<br>One (1) Dock High Platform with Ramp |
| Clear Height:        | 12'   |
| Power:               | 800 Amps (TBV)+   |
| Zoning:              | I-MX-3  |
| Yard:                | 2,500 SF Fenced Yard  |

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