

Office/Warehouse Space For Sale or Lease | 6301 Federal Blvd Denver, Colorado 80204



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PROPERTY SUMMARY

Building Size	38,590 sf
Site Size (AC)	1.2 Acres
Year Built	2000
Parking	1.17:1000/sf
Zoning	C-5
Loading	Dock High
Fenced Yard (AC)	Approx 0.26 Acres
Opportunity Zone	Yes, located in CO Opportunity zone
Loan Opportunity	Owner Carry Available
Sale Price	Contact broker
Lease Rates	Contact broker



6301 Federal Blvd is a contemporary office/warehouse building located on the west side of Federal Blvd in Denver, Colorado with easy access into the property with excellent visibility, it's stylized facade giving it an air of distinction. This rare find boasts not only plenty of warehouse and office space, but also is supplied with dock high loading and a freight elevator that makes this property most unique. It also has 0.26 acres of fenced yard with outdoor storage which is included. There is more than ample on-site parking as well for employees, clientele and supplies.

This property is being offered for sale or lease at competitive rates. **Owner carry available.** Whether buying or leasing, please don't hesitate to give us a call for terms and further information.

Please call for our competitive rates and NNN

weststar

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