

2318

S. DELAWARE
DENVER, CO

**Free-Standing Industrial/Flex Structure
in Desirable Mixed-Use Submarket**



FOR SALE
\$1,550,000



NAIShames Makovsky

Joey Gargotto
303 842 5767
jgargotto@shamesmakovsky.com

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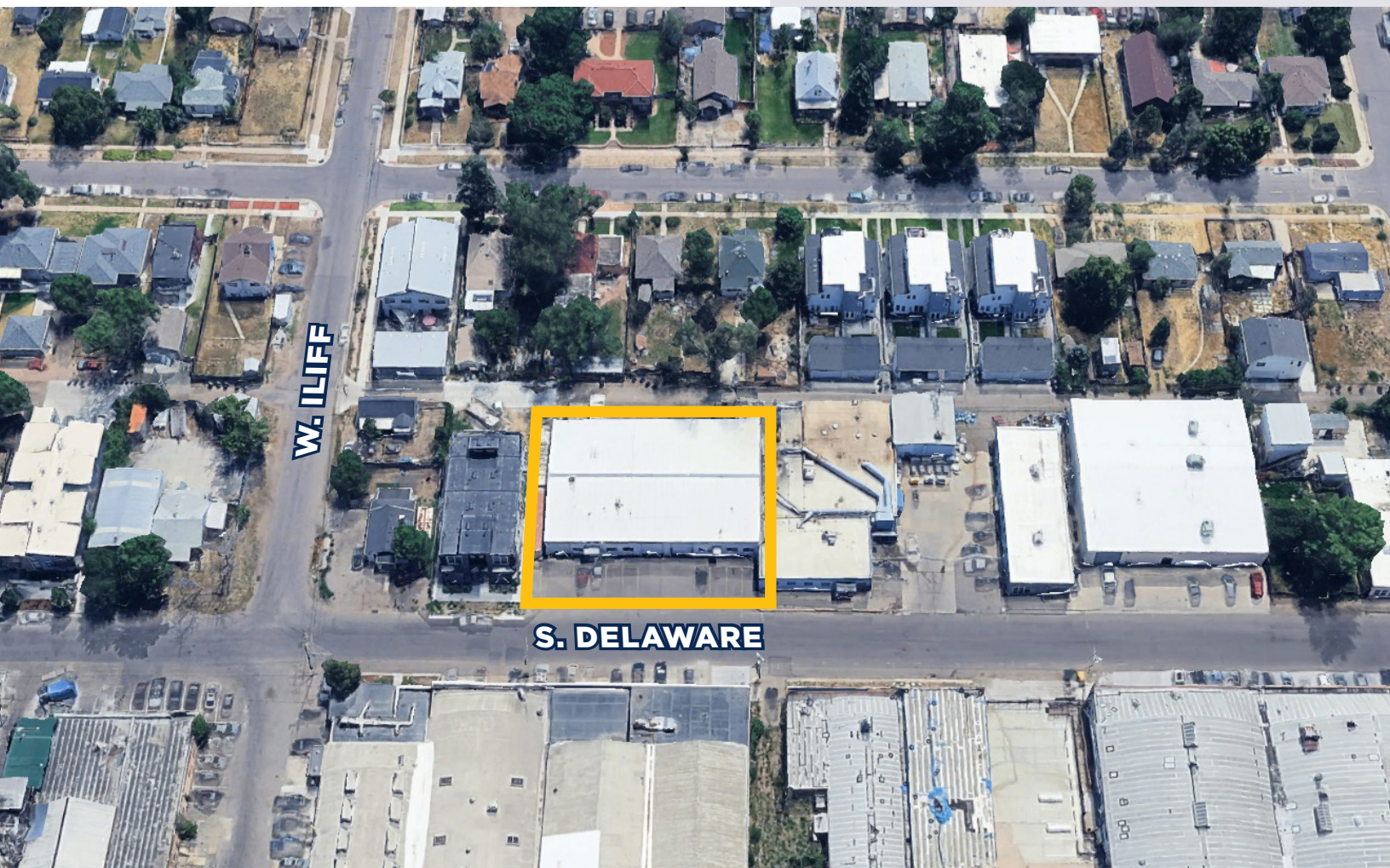
FOR SALE
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PROPERTY OVERVIEW

- Free-standing industrial / flex structure in desirable mixed-use submarket
- Three drive-in doors in place - ideal for an owner-user, with ability to easily demise
- Assemblage opportunity - please inquire for additional availabilities on the block

PROPERTY FACTS

SF - Building	9,170 SF
SF - Land	15,625 SF
Zoning	I-MX-3
Parking	8 Spaces
Availability	Immediately
Taxes	\$38,340



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AREA DEMOGRAPHICS

	1 MI	3 MI	5 MI
Population	11,396	150,996	434,962
Households	5,223	64,078	197,936
Avg HH Income	\$129,942	\$112,480	\$106,170

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