

FOR SALE

951 VALLEJO STREET DENVER, CO 80204

CENTRAL LOCATION / OWNER USER PROPERTY

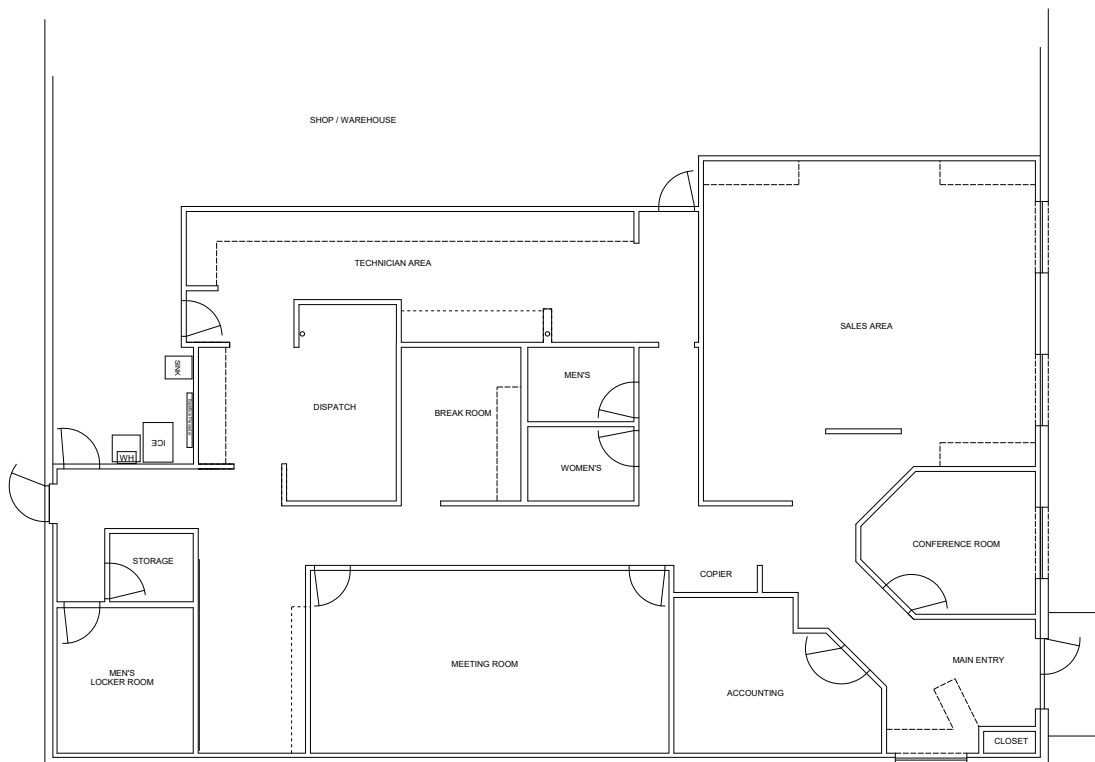


\$1,500,000

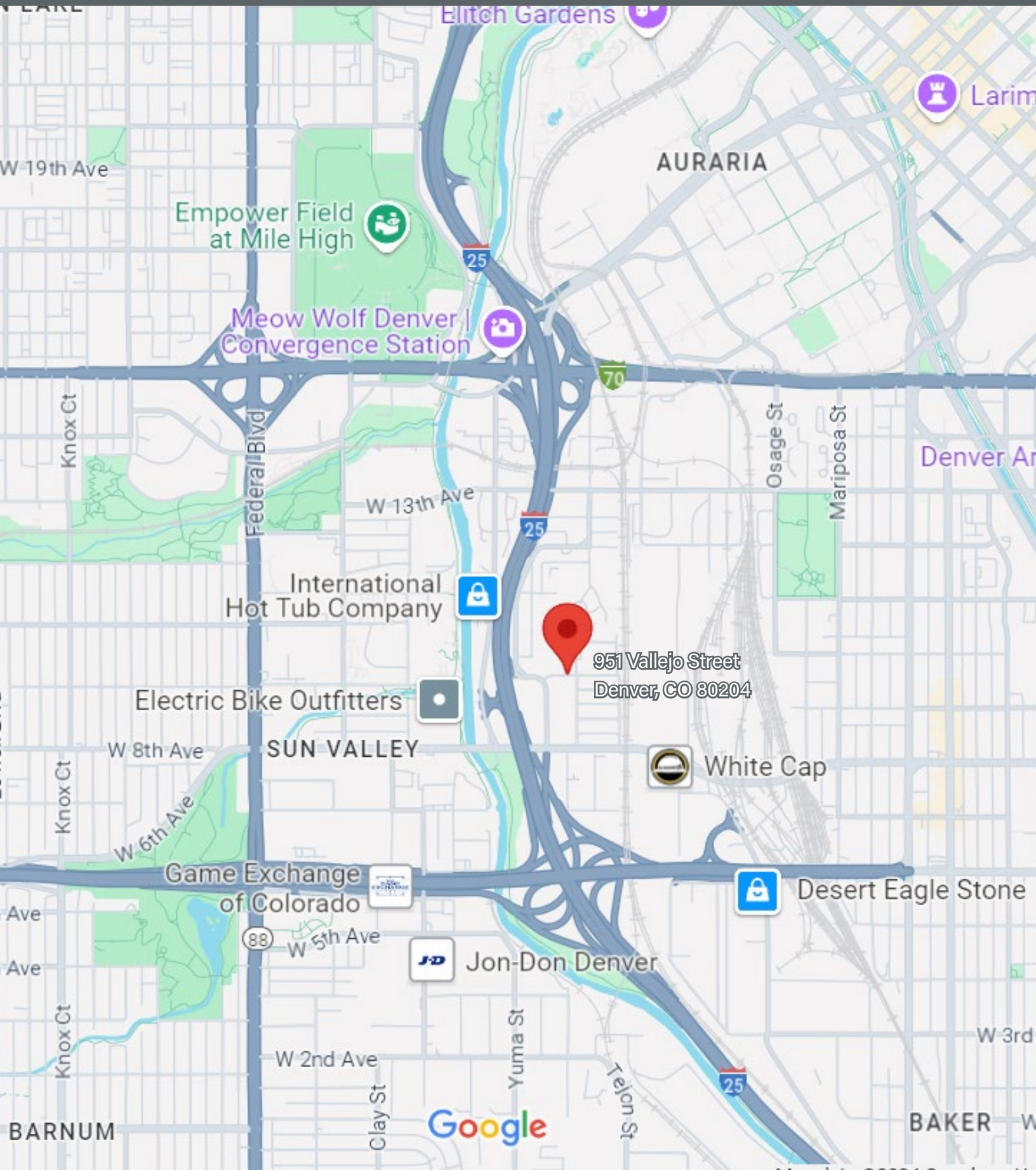
This centrally located owner user warehouse is 6,050 SF with 3,700 SF of finished office space. Loading consists of 2 Drive-In doors, and an exterior half dock, 12' clear height, gas heat, and 208/230 3 Phase Delta power, this property is ideal for a variety of industrial needs. Originally built in 1963 and completely renovated in 2000, with solid construction of concrete, steel, and masonry. The zoning is I-B General Industrial which allows for versatile usage possibilities. The site sits on a 13,219 SF lot, providing ample parking and space for operations.

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AVAILABLE SPACE:	6,050 SF
OFFICE AREA:	3,700 SF
EXTERIOR HALF DOCK:	1
DRIVE IN DOORS:	2
SITE SIZE:	13,219 SF
YEAR BUILT:	1963 (COMPLETE RENOVATION 2000)
CONSTRUCTION:	CONCRETE & MASONRY
POWER:	208/230 3 PHASE DELTA
ZONING:	IB (GENERAL INDUSTRIAL)
COUNTY:	DENVER



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