



## Investment/Owner User Industrial Opportunity

**REDUCED PRICE: \$2,450,000 (\$120.08/SF)**

### PROPERTY OVERVIEW

Building Size:	777 Canosa Ct: 18,003 SF
	2704 W 8th Ave: 2,400 SF
	20,403 SF Total
Lot Size:	27,498 SF
Year Built:	1961
Clear Height:	13' 6" - 16' 4"
Loading:	Five (5) 10' x 12' Drive-In Doors
Power:	600A / 600V / 3 Phase (TBV)
Property Taxes:	\$55,159

### PROPERTY FEATURES

- Fantastic central location with Denver I-A zoning
- Quick Access to I-25 and 6th Avenue
- 2704 W 8th Ave has one (1) Drive-In Door with 11' clear height, restroom & lobby

For more information, please contact:

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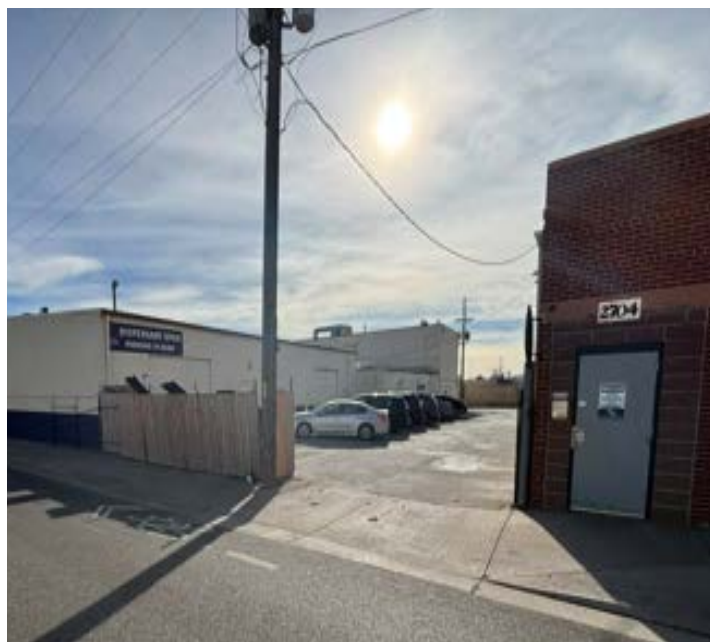
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