

1031

WEST CENTER AVENUE

DENVER, CO 80223

FOR SALE

CENTRAL INDUSTRIAL BUILDING WITH YARD



OVERVIEW - VALUE ADD OPPORTUNITY

PRICE (AS-IS, WHERE IS)	\$799,000 (\$131.41/SF)
BUILDING SIZE	6,080 SF
LOT SIZE	8,187 SF
POWER (POTENTIAL)	3 Phase / 120-240V / Amp TBD
CLEARANCE	12'
LOADING (POTENTIAL)	Three (3) Drive Doors
YEAR BUILT	1962
ZONING	I-A

FEATURES

- Central Denver Location
- Small fenced concrete yard
- Excellent access to Santa Fe, I-25 and 6th Ave
- Proximity to the new Bronco's stadium development at Burnham Yards

***Call Broker to discuss Property Condition**

BROKER CONTACTS

Craig Myles, SIOR

Vice President

T: 303.570.9641

CMyles@PinnacleREA.com

Joe Owston

Associate Advisor

T: 303.396.2663

JOwston@PinnacleREA.com

R.C. Myles, CCIM, SIOR

President

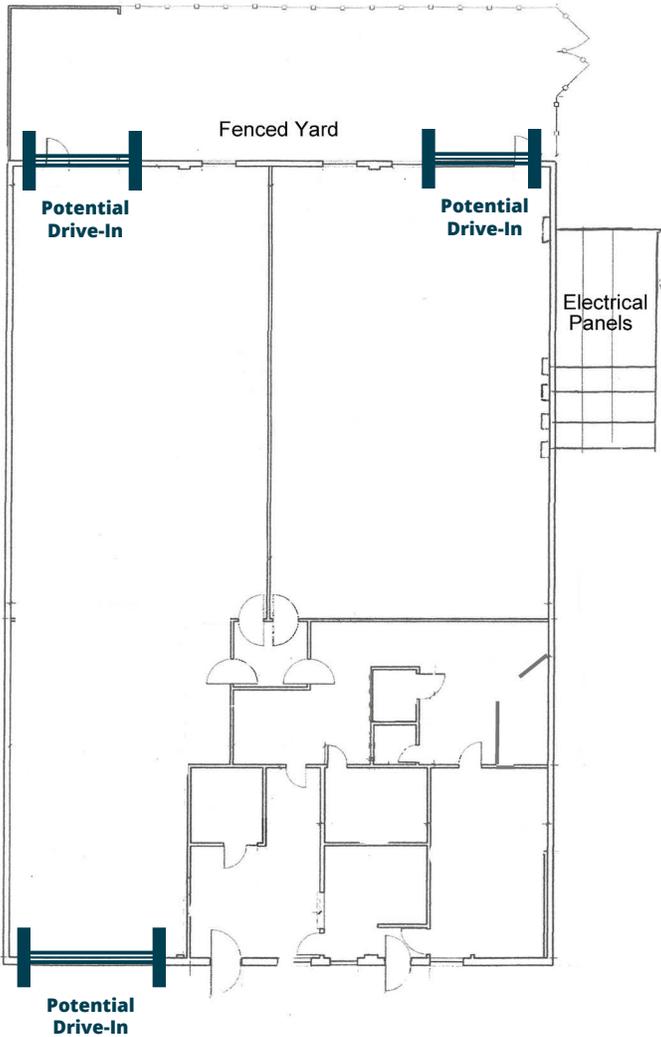
T: 303.947.7850

RCMyles@PinnacleREA.com



FLOOR PLAN

AERIAL OVERVIEW



BROKERAGE TEAM

Craig Myles, SIOR
Vice President
T: 303.381.2764
CMyles@PinnacleREA.com

Joe Owston
Associate Advisor
T: 303.396.2663
JOwston@PinnacleREA.com

R.C. Myles, CCIM, SIOR
President
T: 303.947.7850
RCMyles@PinnacleREA.com

OFFICE

One Broadway Suite A300
Denver, CO 80203
T: 303.962.9555
www.PinnacleREA.com

