



TCN
WORLDWIDE
REAL ESTATE SERVICES

FOR SALE - INDUSTRIAL WAREHOUSES

2 Bldgs Totaling 22,500 SF On 1.13 AC

2050 S Pecos St. A & B | Denver, CO 80223

PRICE REDUCED BY \$300K!



**2 Freestanding Buildings On Separate Parcels
Great For Owner/User Or Investor**

CONTACT:

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UNIQUE PROPERTIES
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OFFERING SUMMARY **\$3,700,000 (\$164/SF)**

Sale Price:	\$4,000,000 (\$177/sf)
Total SF:	22,500 SF
Total Lot Size:	1.13 Acres
Total Dock High Doors:	2
Total Drive In Doors:	4
Yard:	Yes - ~2,000 SF
Power:	Heavy - See following pages for details
Clear Height:	14'-16'
City/County:	Denver/Denver
Total Taxes:	\$72,545.88
Year Built:	1974
Zoning:	I-A/PUD

PROPERTY OVERVIEW

This property features two freestanding industrial buildings totaling 22,500 square feet on a 1.13-acre site. Building A offers 12,500 square feet with 400 amp, 208v, 3-phase power and is zoned PUD, making it ideal for office/warehouse, manufacturing, light production, assembly, warehouse, and storage uses. It includes 2 dock-high and 1 drive-in loading door. Building B provides 10,000 square feet with 1200 amp, 230v, 3-phase power (to be verified) and is zoned I-A for most all industrial uses, suitable for manufacturing and heavy production. It includes 3 drive-in loading doors. Building B has been a full operational heavy machine shop for years. Building B has updated LED lighting and a new roof coating installed in 2018. The property is located in a Denver Enterprise Zone and is exempt from Energize Denver requirements. It also offers great access to Santa Fe Drive and I-25, with potential expansion opportunities to the north of Unit B. Shown by appointment only.

PROPERTY HIGHLIGHTS

- Multi-Building Offering Allowing for Maximum Flexibility
- Current Owner May Lease Back Building B Short Term
- Energize Denver Exempt (Under 25,000 SF)
- ~2,000 SF Fenced Yard/Storage Area
- Easy Access to Denver and the Metro Area via Sante Fe, I-25, Evans, etc.
- Ample Loading - Both Dock and Drive in



BLDG A - SOUTHERN BLDG

OFFERING SUMMARY

Building Size:	12,500 SF
Lot Size:	.47 AC
Office SF:	~1,500 SF
Dock High Doors:	2
Drive In Doors:	1
Power:	400a, 208v, 3ph (TBV)
Clear Height:	14'-16'
Taxes 2024:	\$39,545.56
Year Built:	1974
Zoning:	PUD

PROPERTY HIGHLIGHTS

- Great For Office Warehouse, Light Production, Manufacturing, Assembly or Warehousing/Storage
- Great Complimentary Building to Building B with a Heavier Production Use
- Heavy Power
- Multiple Loading Doors - Both Dock High and Drive in
- Mostly Free Span
- Permissive Industrial Zoning
- Updated LED Lighting
- Open Feel





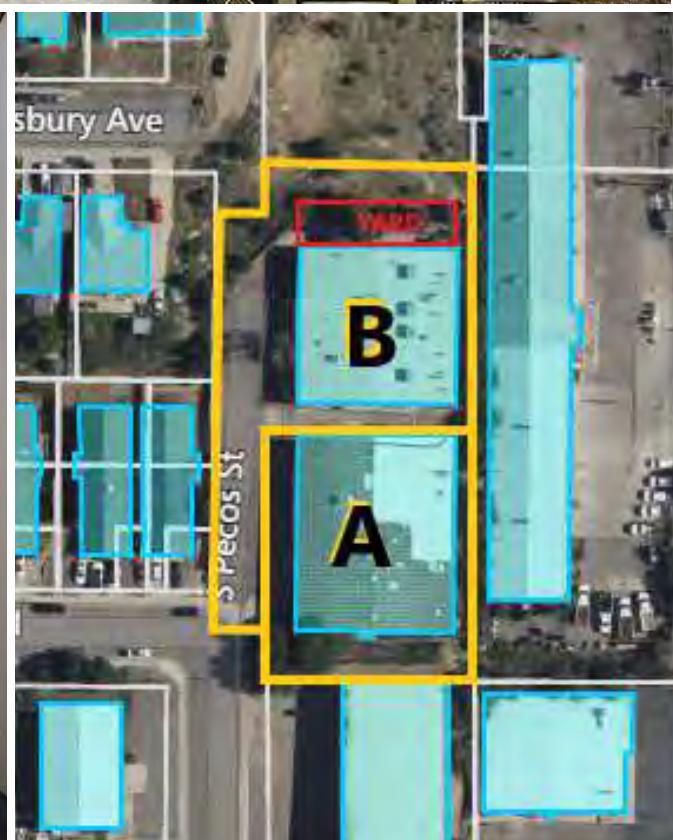
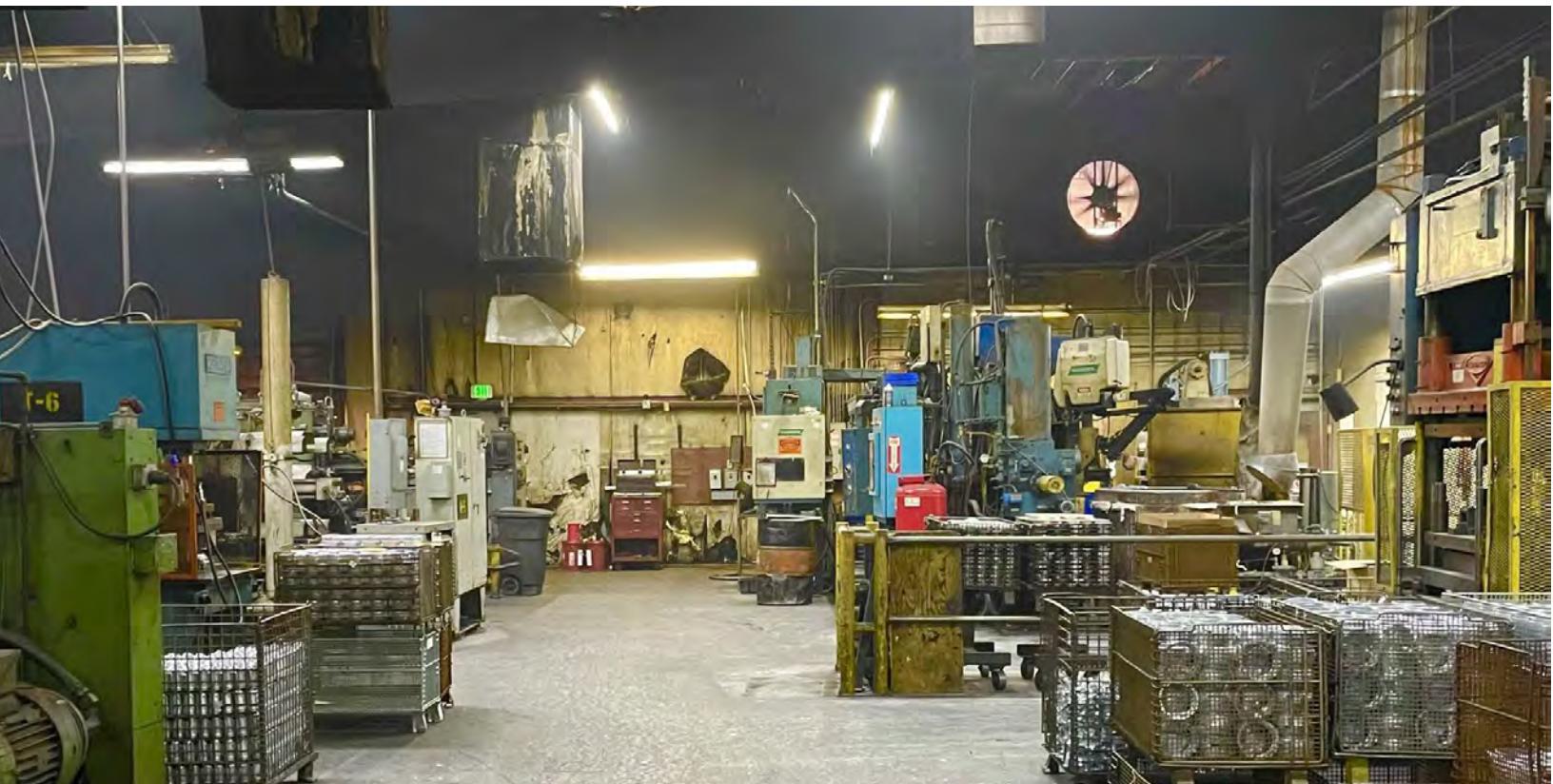
BLDG B - NORTHERN BLDG

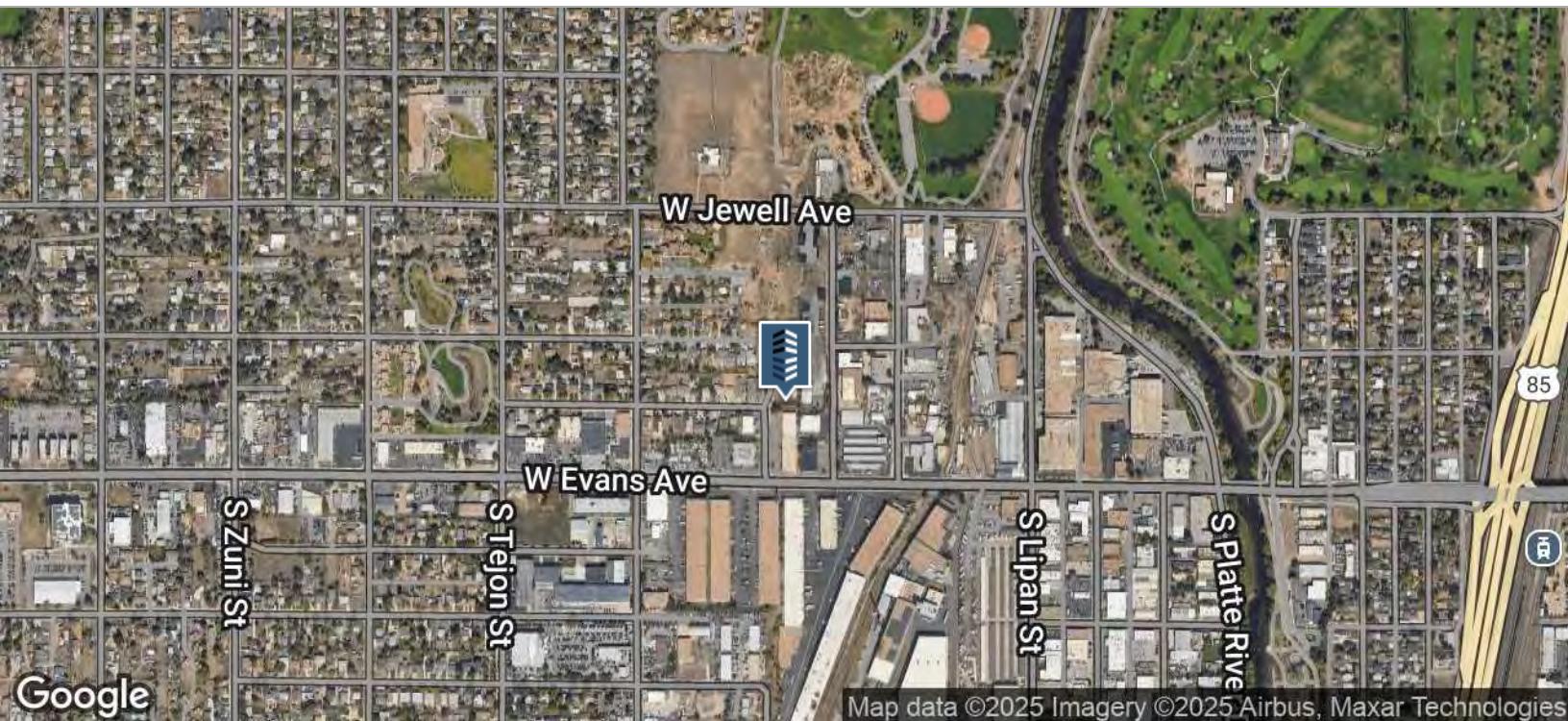
OFFERING SUMMARY

Building Size:	10,000 SF
Lot Size:	.65 AC
Office SF:	~1,500 SF
Drive In Doors:	3
Power:	1,200a, 230v, 3ph (TBV)
Yard:	~2,000 SF
Clear Height:	14'-16'
Taxes:	\$33,000.32
Year Built:	1973
Zoning:	I-A

PROPERTY HIGHLIGHTS

- Great for Office and Heavy Production or Manufacturing
- Heavy Power - 1,200amp, 230v, 3 phase
- Ample Drive in Loading
- ~2,000 SF of Paved, Fenced Yard on the North Side
- Yard Space Could Also be Room For Potential Building Expansion
- Industrial Zoning - I-A
- New Roof Coating in 2018
- Updated LED Lighting





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