



# 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 Seperate Parcels  
Great For Owner/User Or Investor**

## CONTACT:

### GREG KNOTT

EXECUTIVE VICE PRESIDENT

303.521.3648

gknott@uniqueprop.com

### EARL DUFFY

SENIOR BROKER ASSOCIATE

303.968.4929

eduffy@uniqueprop.com

UNIQUE PROPERTIES

400 S. BROADWAY

DENVER, CO 80209

(p) 303.321.5888

(f) 303.321.5889

WWW.UNIQUEPROP.COM





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

<b>Sale Price:</b>	<del>\$4,000,000 (\$177/sf)</del>
<b>Total SF:</b>	22,500 SF
<b>Total Lot Size:</b>	1.13 Acres
<b>Total Dock High Doors:</b>	2
<b>Total Drive In Doors:</b>	4
<b>Yard:</b>	Yes - ~2,000 SF
<b>Power:</b>	Heavy - See following pages for details
<b>Clear Height:</b>	14'-16'
<b>City/County:</b>	Denver/Denver
<b>Total Taxes:</b>	\$72,545.88
<b>Year Built:</b>	1974
<b>Zoning:</b>	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 Santa Fe, I-25, Evans, etc.
- Ample Loading - Both Dock and Drive in





## OFFERING SUMMARY

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









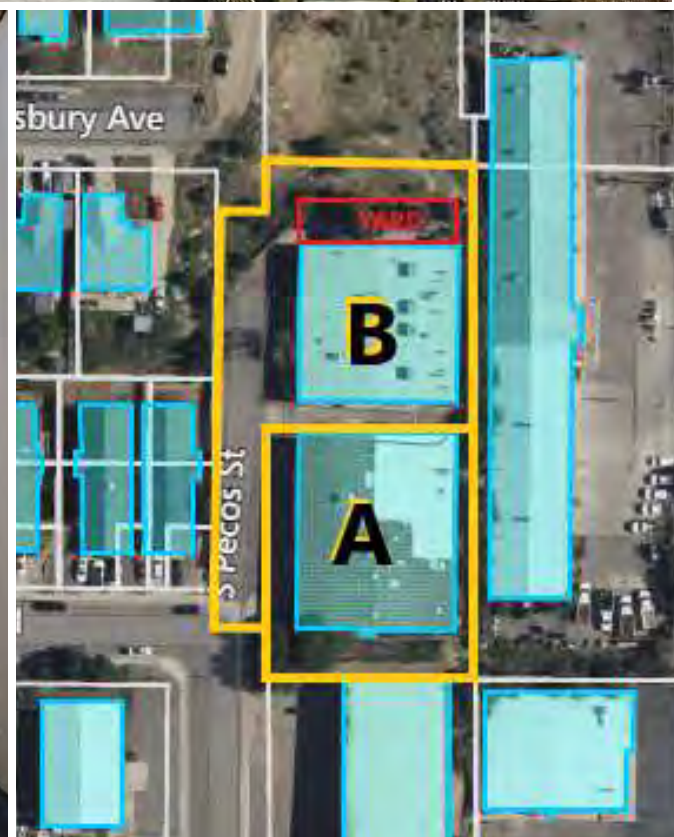
### OFFERING SUMMARY

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