

NEAR THE NEW BRONCO'S STADIUM
AT BURNHAM YARDS



Central Warehouse For Sale or Lease With 30' High Sign Visible from I-25

1962 WEST 12TH AVENUE
DENVER, CO 80204

Sale Price - **REDUCED!**

~~\$2,295,000~~ \$1,995,000

Lease Rate - **REDUCED!**

~~\$10.95/SF~~ \$8.95/SF NNN

Buildings/Lot Size

10,204 SF and 864 SF
.43 acre lot

Clear Height

10' in warehouse

Loading

2 dock-high doors

Power

600 amp, 120/240 volt
(to be verified by an electrician)

Industrial for Sale

Property Highlights

- Freestanding 864 SF (24' x 36') garage/
storage building with 12' x 16' drive-in door
- ±2,500 SF office areas, 540 sf showroom
- Zoned I-B, UO-2
- Built in 1958, brick/block
- Small fenced yard
- Easy access from I-25/Colfax Ave
interchange, 5 minutes from CBD

For information, please contact:

Chris Nordling, SIOR

Senior Managing Director
t 303-260-4326
chris.nordling@nmrk.com

1800 Larimer Street,
Suite 1700,
Denver, CO 80202

nmrk.com



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