



FOR SALE/LEASE

17,980 SF Off/Whse On 1.75 Acre Site

5347-5353 Sherman Street | Denver, CO 80216



Huge Fenced Yard Area W/ 12'X14' Drive-In Doors & 5-Ton Bridge Crane

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5347-5353 SHERMAN ST.

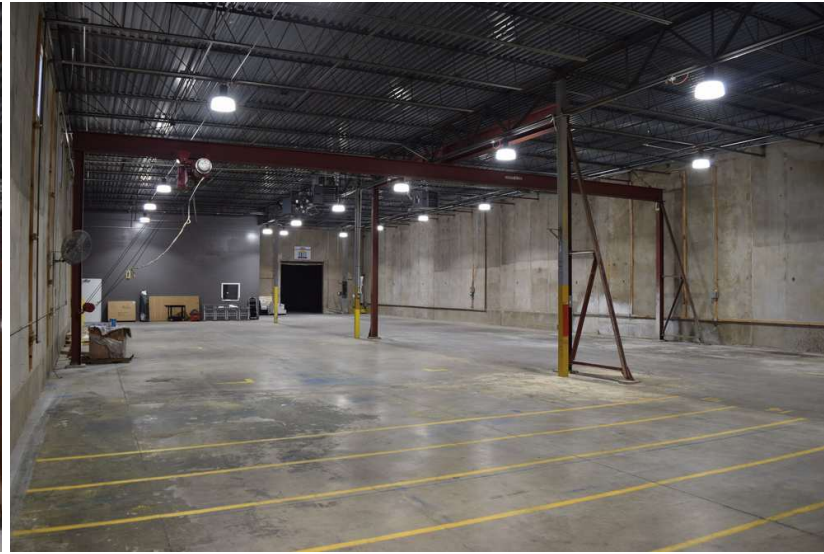
OFFERING SUMMARY

Available SF:	17,980
Sale Price:	\$5,185,432
Lease Rate:	\$18.50/sf
NN's:	\$4.52/sf per year
Lot Size:	1.75 Acres
Building Size:	17,980 SF
Grade Level Doors:	Six 12'x14' Doors
Ceiling Height:	17'-20' Clear
Year Built:	1986
Zoning:	I-1
County:	Unincorporated Adams
City:	Denver
Water Tap:	3/4"

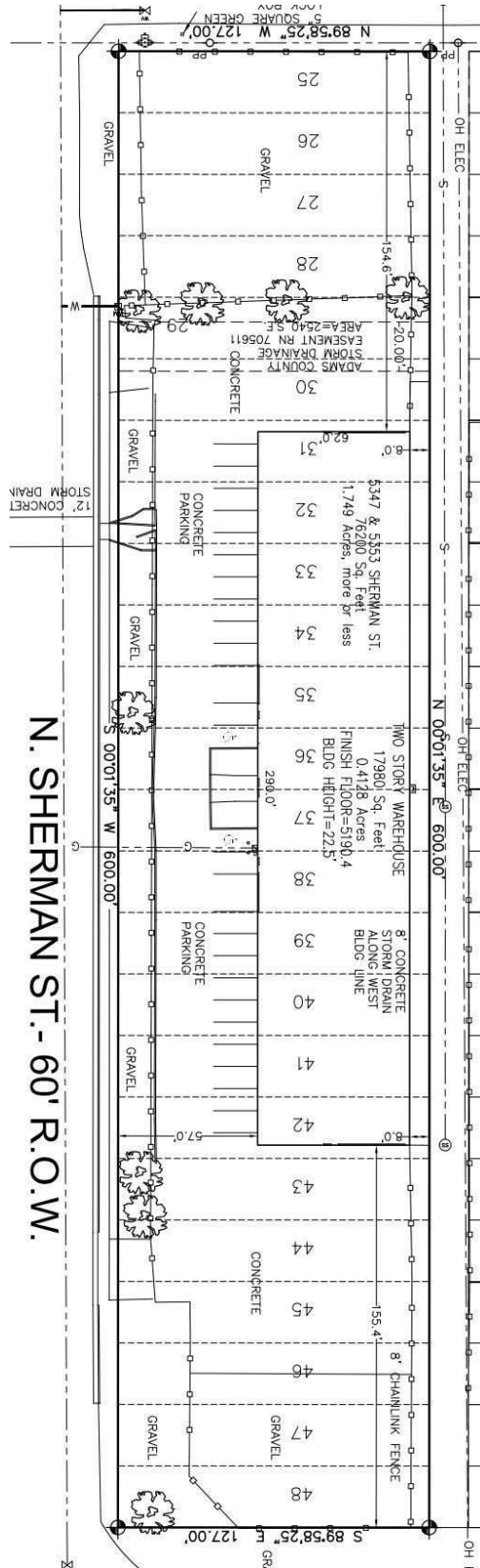
PROPERTY HIGHLIGHTS

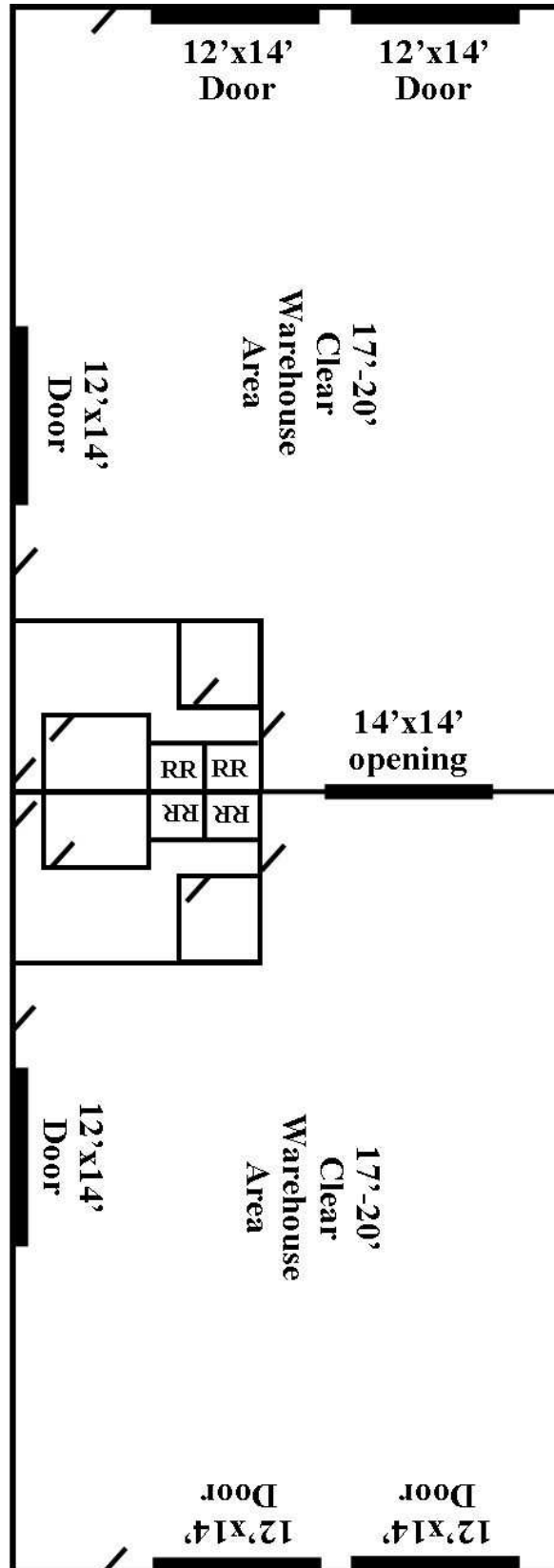
- 8,990-17,980 SF warehouse with fenced yard
- Total of six 12'x14' drive in doors (expandable) 5 ton bridge crane
- Large, fenced yard area - 1.75-acre site
- Located in Unincorporated Adams County, city of Denver
- Part of the Adams County Enterprise Zone
- 1,400 SF total office area
- 17'-20' clear warehouse area
- Great central location with access via I-70 & Washington Street or I-25 & 58th Ave
- Recent renovations completed which include office renovations, new LED lights throughout, new insulated roll up doors, new heating/cooling, exterior building paint and more!

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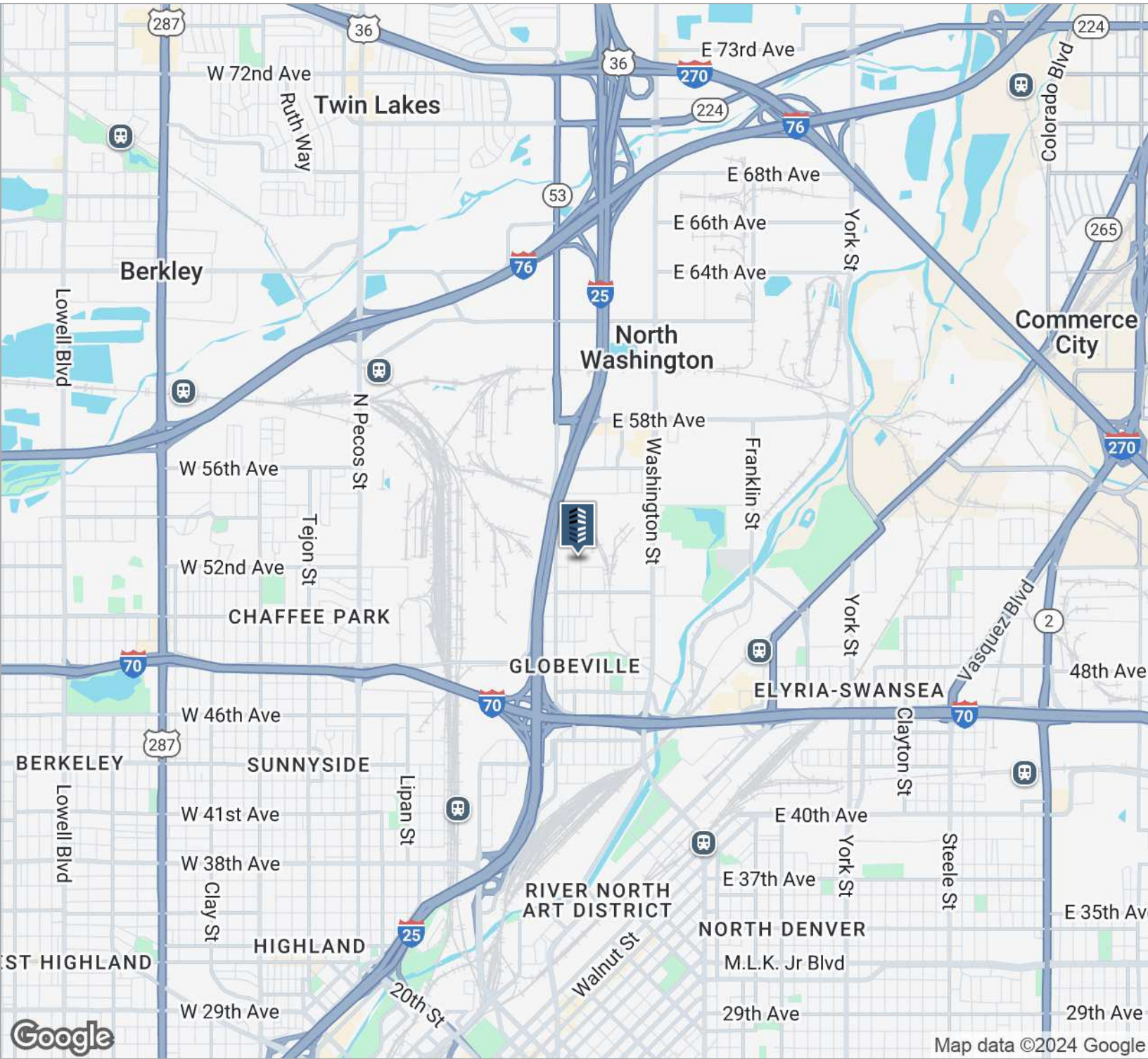


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