



For Sale

Food Processing and Distribution Building

Contact:

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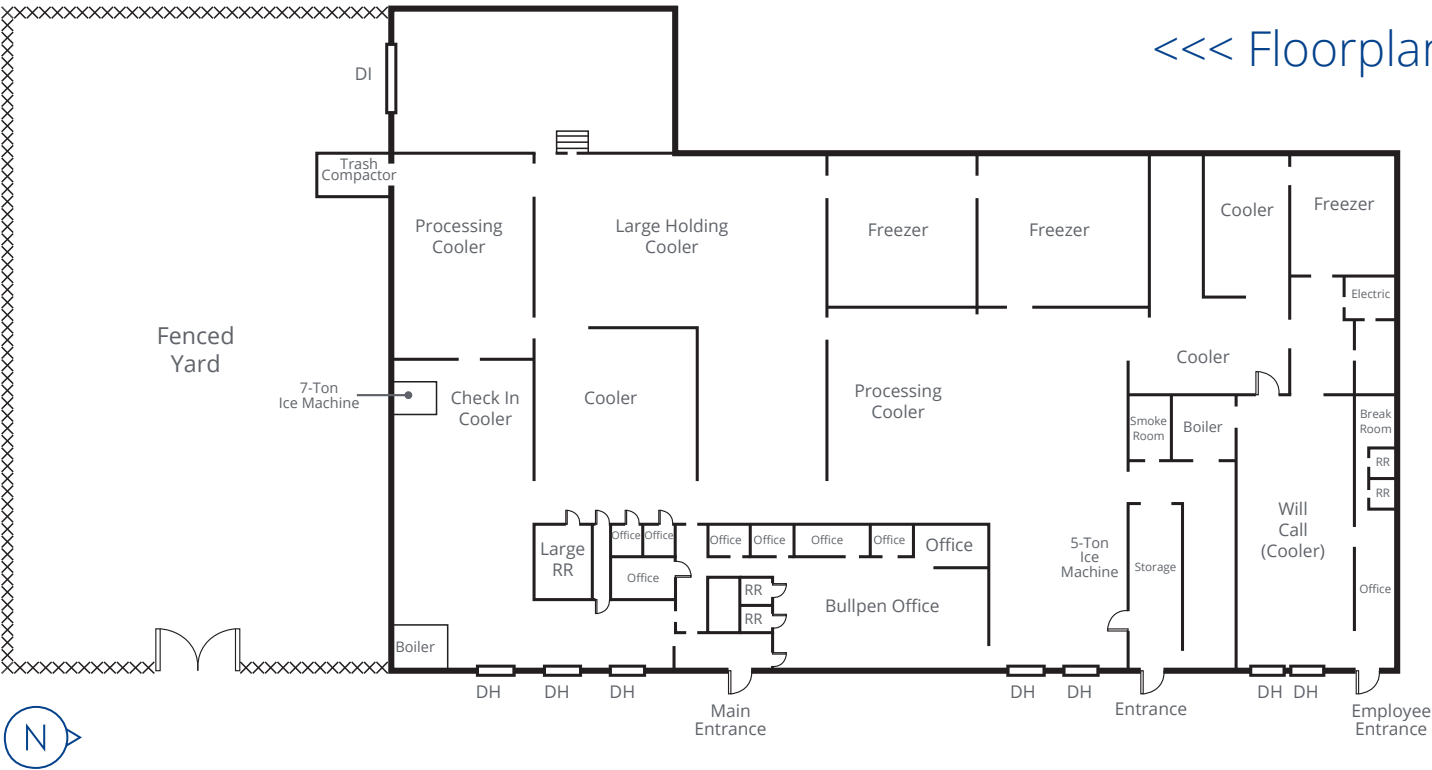
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4555 Kingston Street Denver, Colorado 80239

Property Notes

- Building Size: 30,630 SF (2,590 SF of office)
- Sale Price: ~~\$5,970,000~~ **Reduced: \$4,790,000**
- Several different cooler rooms (approximately 23,000 SF of total cooler space), freezer rooms (approximately 5,040 SF of total freezer space, freon system) (most freezer & cooler units are only 3-years old)
- Loading: 7 loading docks with plates + dock covers and a drive-in door
- Large fenced and paved yard with expansion potential (1.7 acre lot)
- Close to DIA airport, located off of I-70 and Havana
- 7-ton and 5-ton ice machines can be included in the sale
- 2 boilers with water lines throughout
- Floor drains with washable walls throughout
- 5 restrooms and multiple entrances make this property easily divisible for multiple tenants
- 18' clear height, 1.5" water tap, sprinklered
- New roof coating (2021)

<<< Floorplan



Property Information

Sale Price: **\$5,970,000** **Reduced: \$4,790,000**

Building Size: 30,630 SF

Total Lot Size: 1.7 Acres

Zoning: I-B (Heavy Industrial)

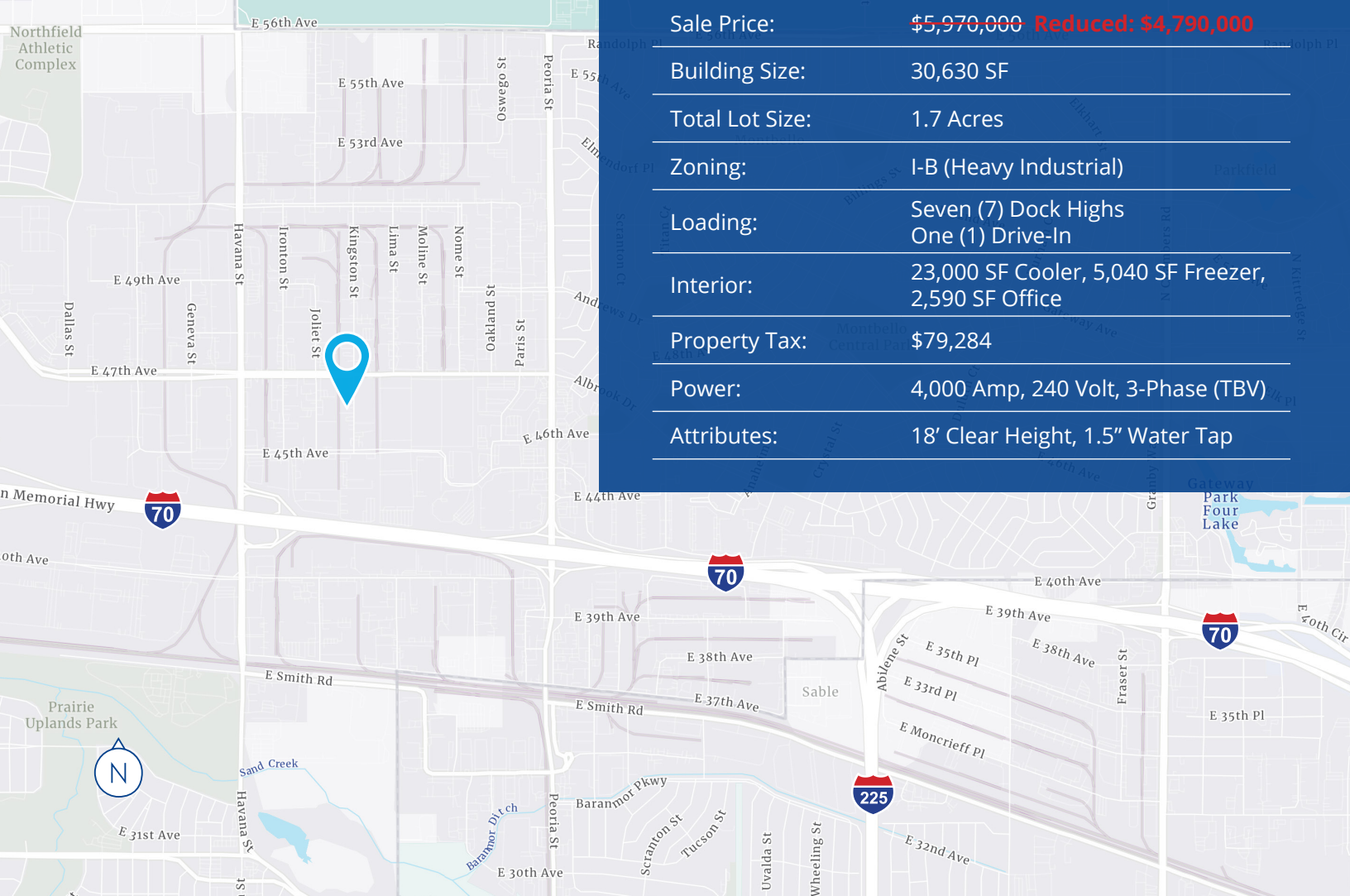
Loading: Seven (7) Dock Highs
One (1) Drive-In

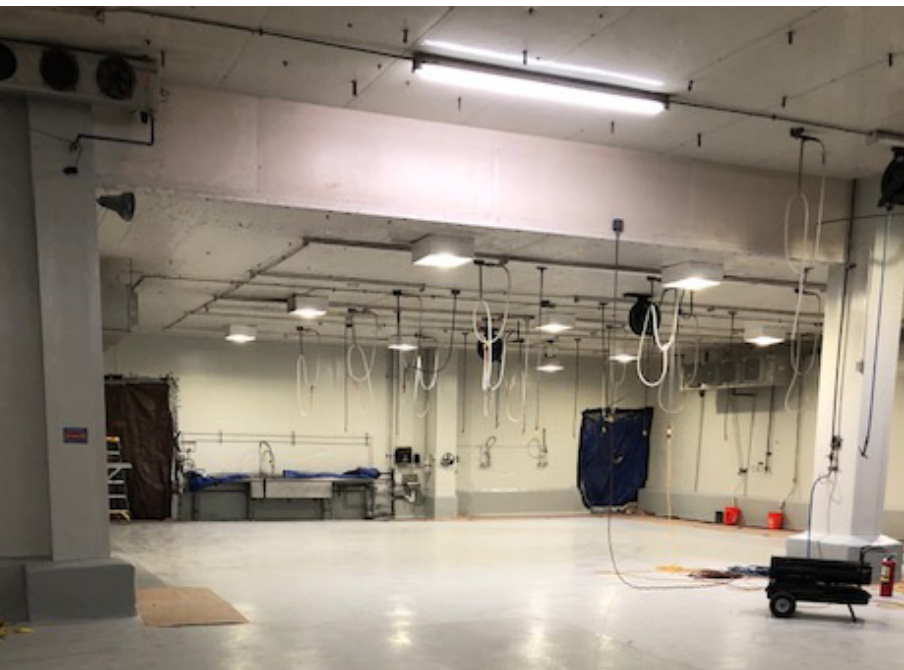
Interior: 23,000 SF Cooler, 5,040 SF Freezer,
2,590 SF Office

Property Tax: \$79,284

Power: 4,000 Amp, 240 Volt, 3-Phase (TBV)

Attributes: 18' Clear Height, 1.5" Water Tap





Accelerating success.



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