

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

Warehouse/Showroom For Sale

1200 Simms St., Lakewood, CO 80215



www.FullerRE.com



FOR SALE: \$2,199,000

Building:	12,800	Zoning:	LI-RD, City of Lakewood
Lot Size:	0.975± AC	Construction:	Masonry
YOC:	1964	Power:	3-Phase 240V 400A
Loading:	One (1) Drive-In Door (10'4"x10'4")	HVAC:	Mounted Rooftop Units
Operating Expenses (est):	\$5.11/SF	Roof:	Replaced in 2020
Occupancy:	To Be Vacated	Storage:	Fenced Outdoor Storage in Rear of Building

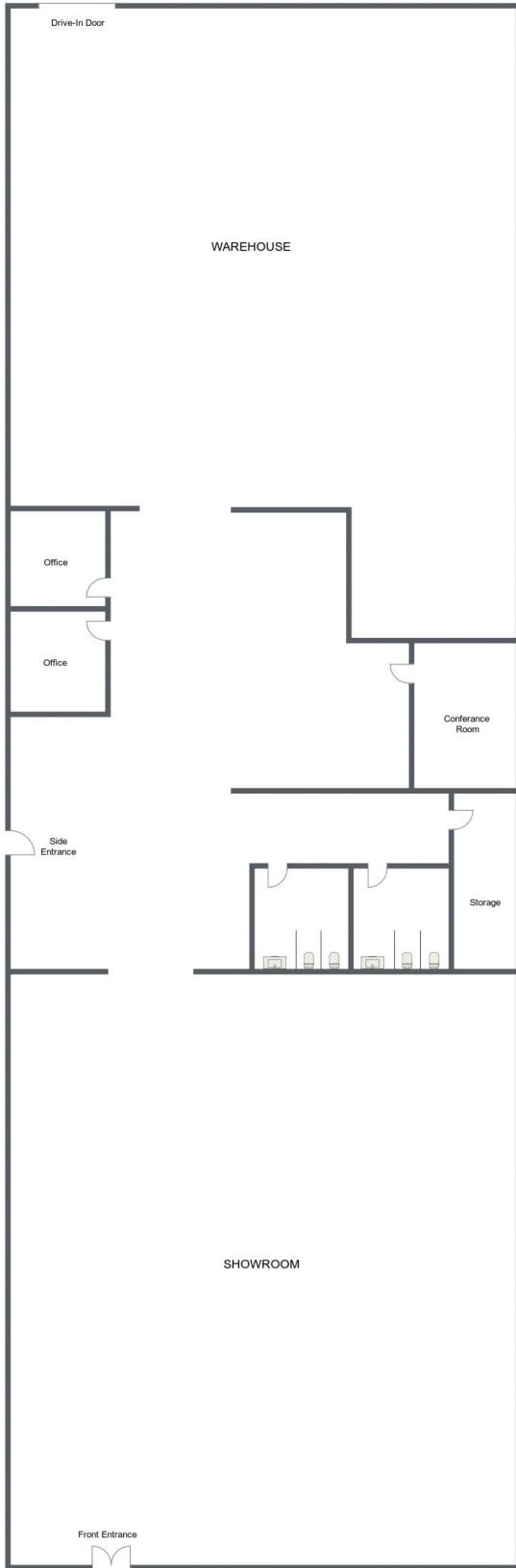
1200 Simms Street is an exceptional opportunity for a user/investor looking to own a functional and well-maintained warehouse property located in Lakewood, Colorado. The property offers excellent visibility and access from Simms Street, and is located only one-half mile from 6th Avenue, providing easy access to I-70 and downtown Denver. The concrete block construction provides for long term structural integrity and low maintenance. The space offers flexibility with possible uses including warehouse, showroom, distribution, and light manufacturing. There is a small outdoor storage area located in the back of the building.

Fuller Real Estate
(303) 534-4822

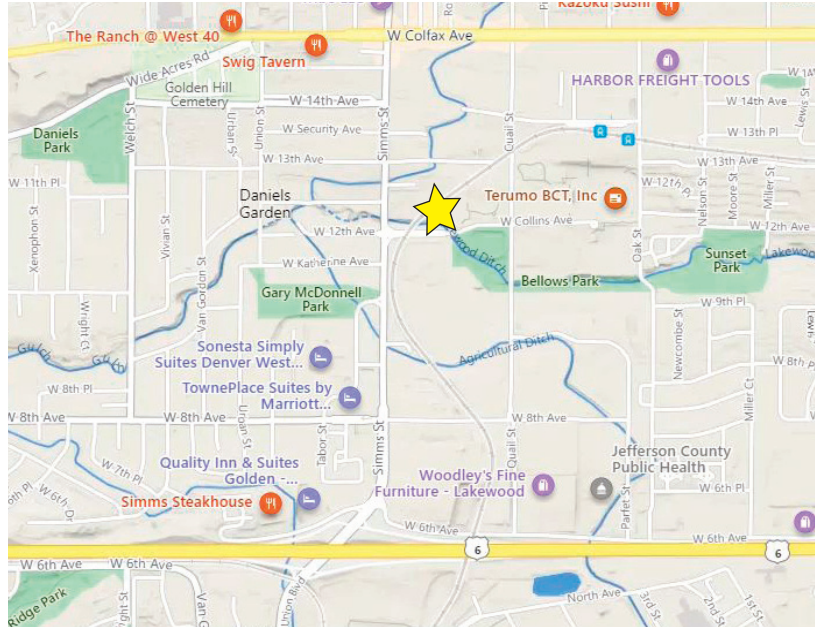
**Brokerage Disclosure
to Buyer**

Mike Haley
(720) 287-5408 direct
(720) 309-3413 mobile
MHaley@FullerRE.com

©2024 Fuller Real Estate. All Rights Reserved. Price, terms and availability subject to change without notice.



Floorplan shown as a visual reference only and may not be accurate.



DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population	12,207	85,988	263,206
Households	5,689	38,175	111,223
Median HH Income	\$64,902	\$75,610	\$75,503
Median Age	39.90	41.20	39.60
Traffic	25,447 vpd - Simms & W. Pleasant Ave.		

CoStar 2023



Fenced Outdoor Storage