

FOR SALE

NEW ROOF COATING WITH 10-YEAR TRANSFERABLE WARRANTY



**Warehouse
Hotline**

1270 S LIPAN ST | DENVER, CO 80223



FEATURES

Size: 17,186 SF

Office: 4,916 SF

Site Size: 0.62 AC

Sale Price: \$2,650,000

Clear Height: 22'

Loading: 2 dock high / 1 oversized drive-in

Electrical: 700A; 240V; 3PH (TBV)

Zoning: I-MX-3

Others:

- Fenced outside storage on the north and south end of the building
- Recently coated roof with a transferable 10-year warranty, professionally installed by a trusted local roofing contractor.

PRICE IMPROVEMENT

Now offered at
\$2,650,000

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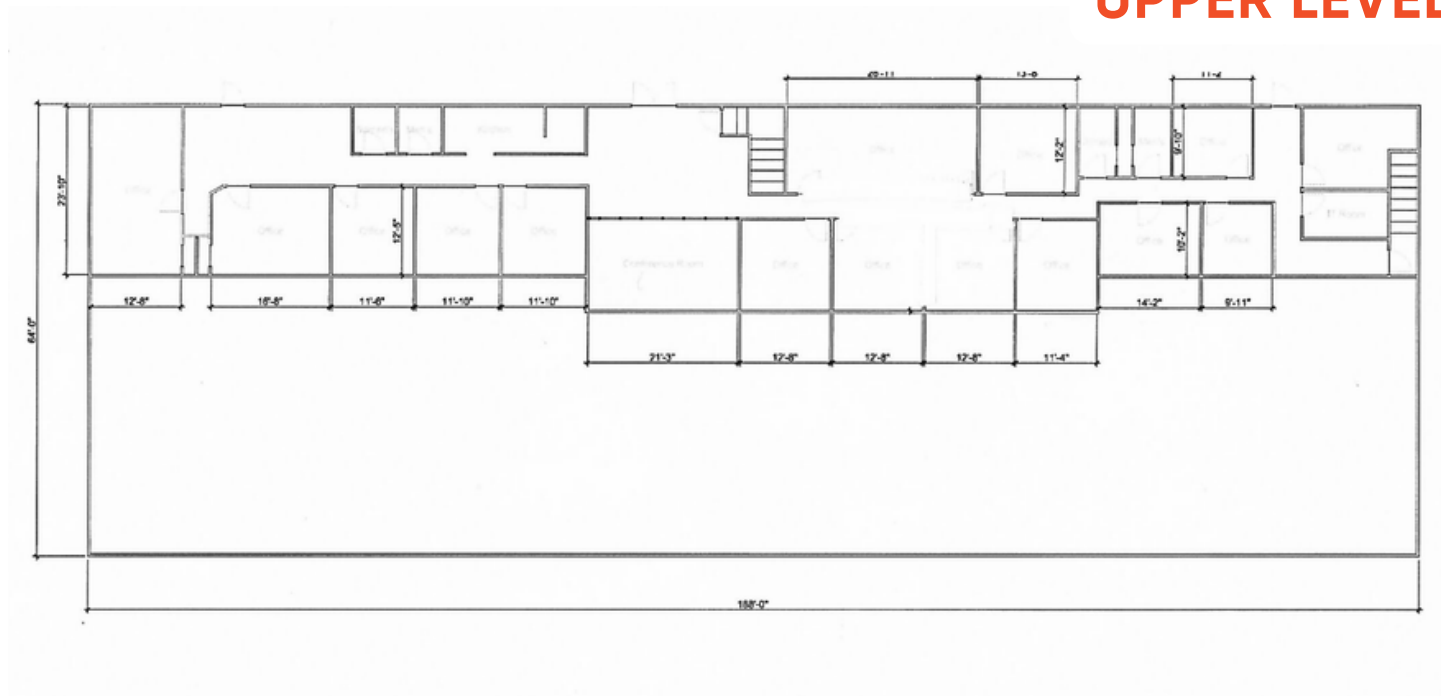
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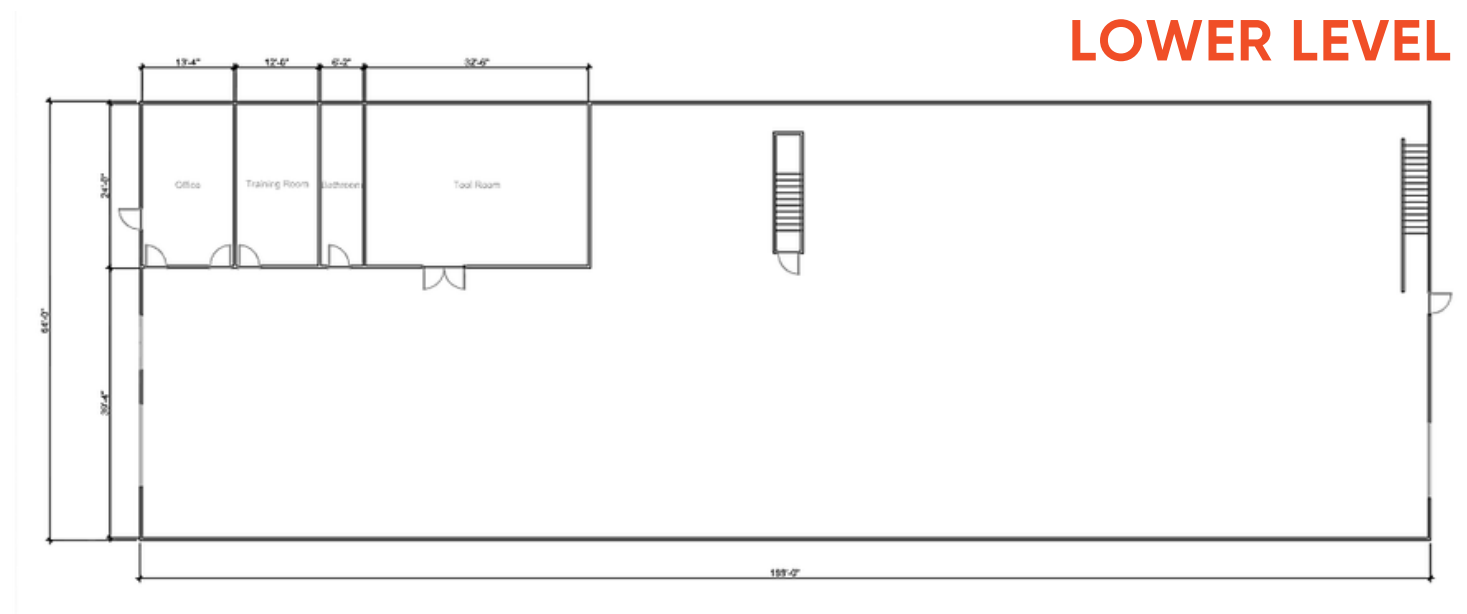
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FLOOR PLAN

UPPER LEVEL



LOWER LEVEL



The floor plans provided are for informational purposes only and may not be to scale. While every effort has been made to ensure their accuracy, we cannot guarantee the completeness or correctness of the information presented. The floor plans are intended to give a general overview of the property layout and should not be relied upon as a definitive representation of the actual space.

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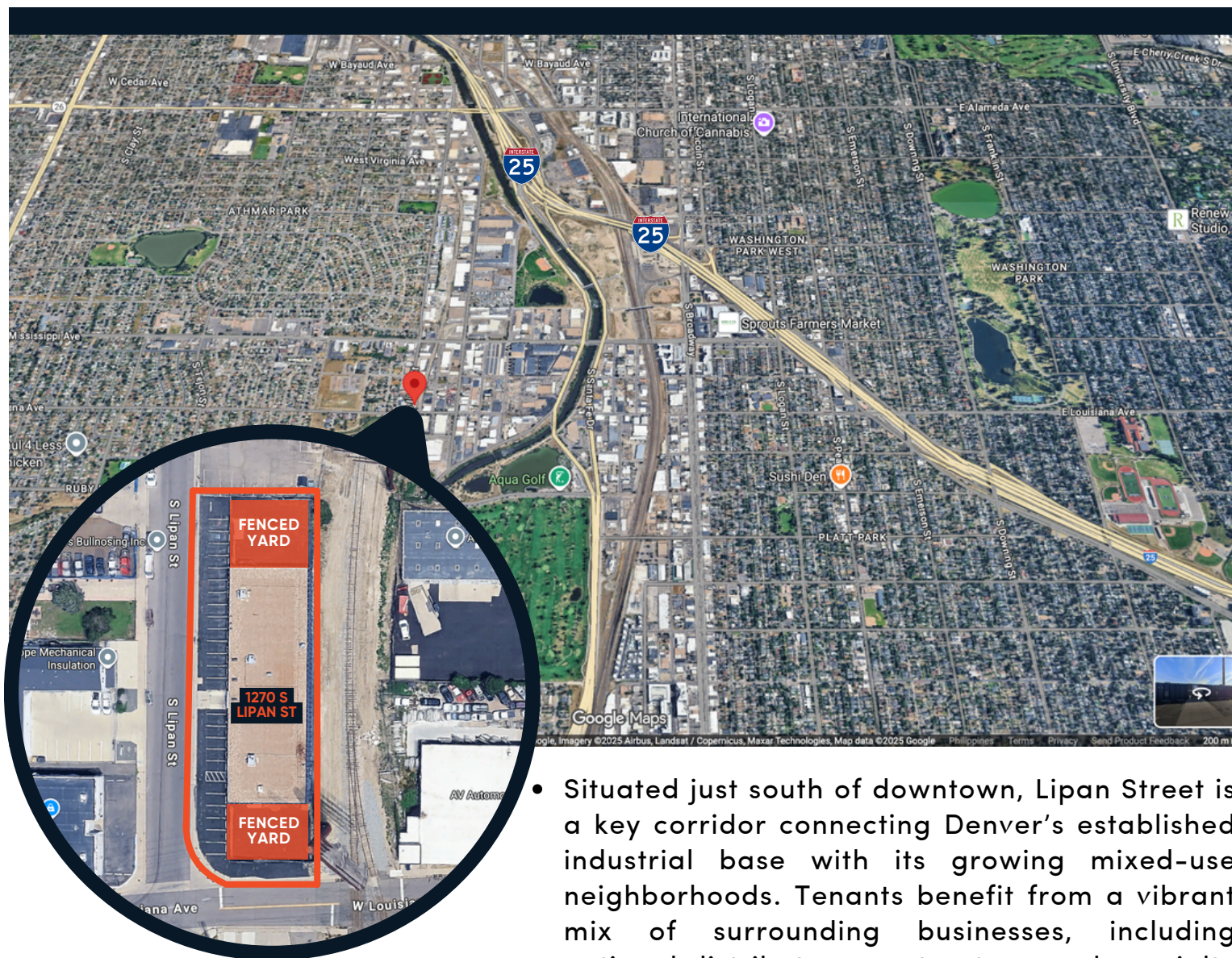
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LOCATION BENEFITS:



- Situated just south of downtown, Lipan Street is a key corridor connecting Denver's established industrial base with its growing mixed-use neighborhoods. Tenants benefit from a vibrant mix of surrounding businesses, including national distributors, contractors, and specialty trade operators – all within minutes of central Denver and key transportation arteries.

SURROUNDING AREA.

- Adjacent to the Overland Golf Course, surrounded by local dining and retail amenities, and part of a well-established industrial corridor that supports diverse operations.

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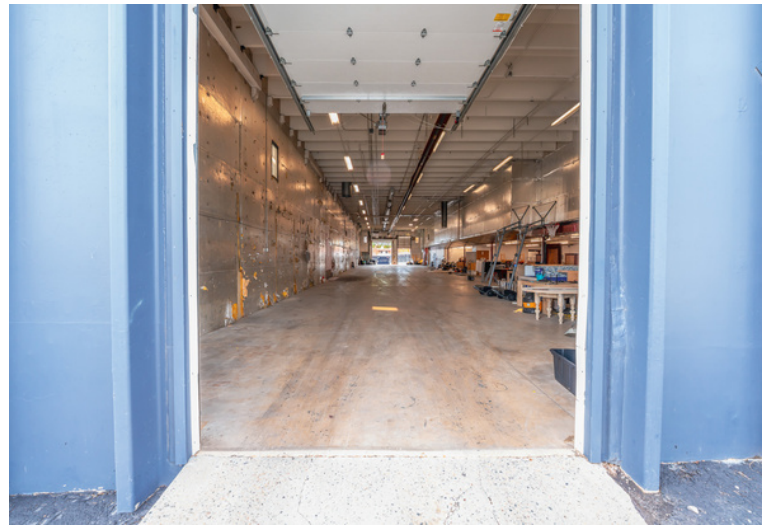
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MODERN CROSS-DOCK WAREHOUSE FOR SALE IN CENTRAL DENVER



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