

# 695

CANOSA CT  
DENVER, CO 80223

\$3,500,000  
SALE PRICE

~~\$10-12/SF NNN~~ \$9/SF NNN  
LEASE RATE

19,860 SF  
BUILDING SF



MAJOR RENOVATIONS UNDERWAY!



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# PROPERTY SUMMARY

**Address:**

695 Canosa Ct  
Denver, CO 80204

**Sale Price:**

\$3,500,000

**Lease Rate:**

\$9/SF NNN

**NNN's:**

TBD

**Building Size:**

19,860 SF

**Lot Size:**

34,375 SF (0.79 AC)

**Taxes (2023):**

\$51,521.70 (2025)

**Clear Height:**

11'-18'

**Loading:**

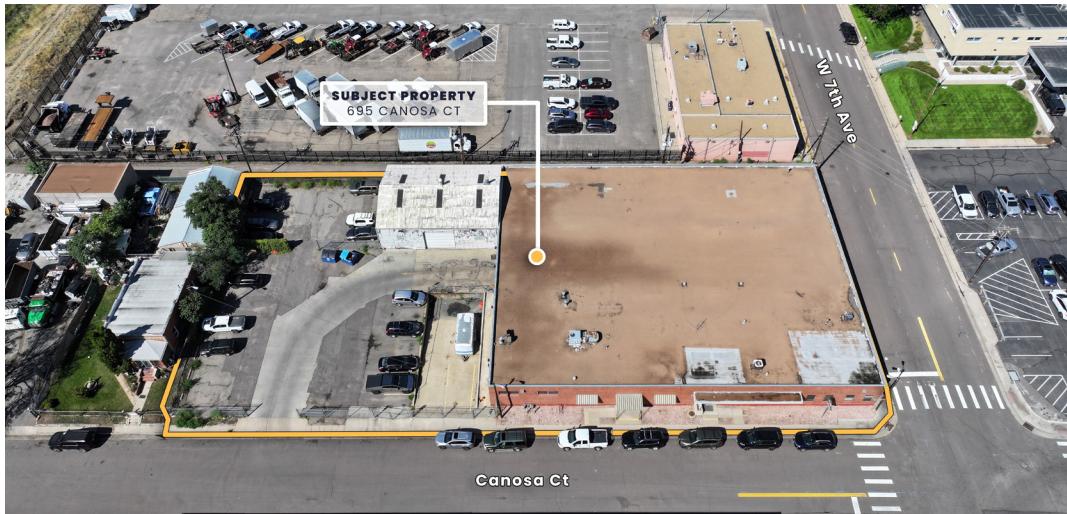
Three (3) Drive-In & Dock Court  
(12'x12')

**Power:**

700 Amp/240 Volt, 3-Phase

**Zoning:**

I-A

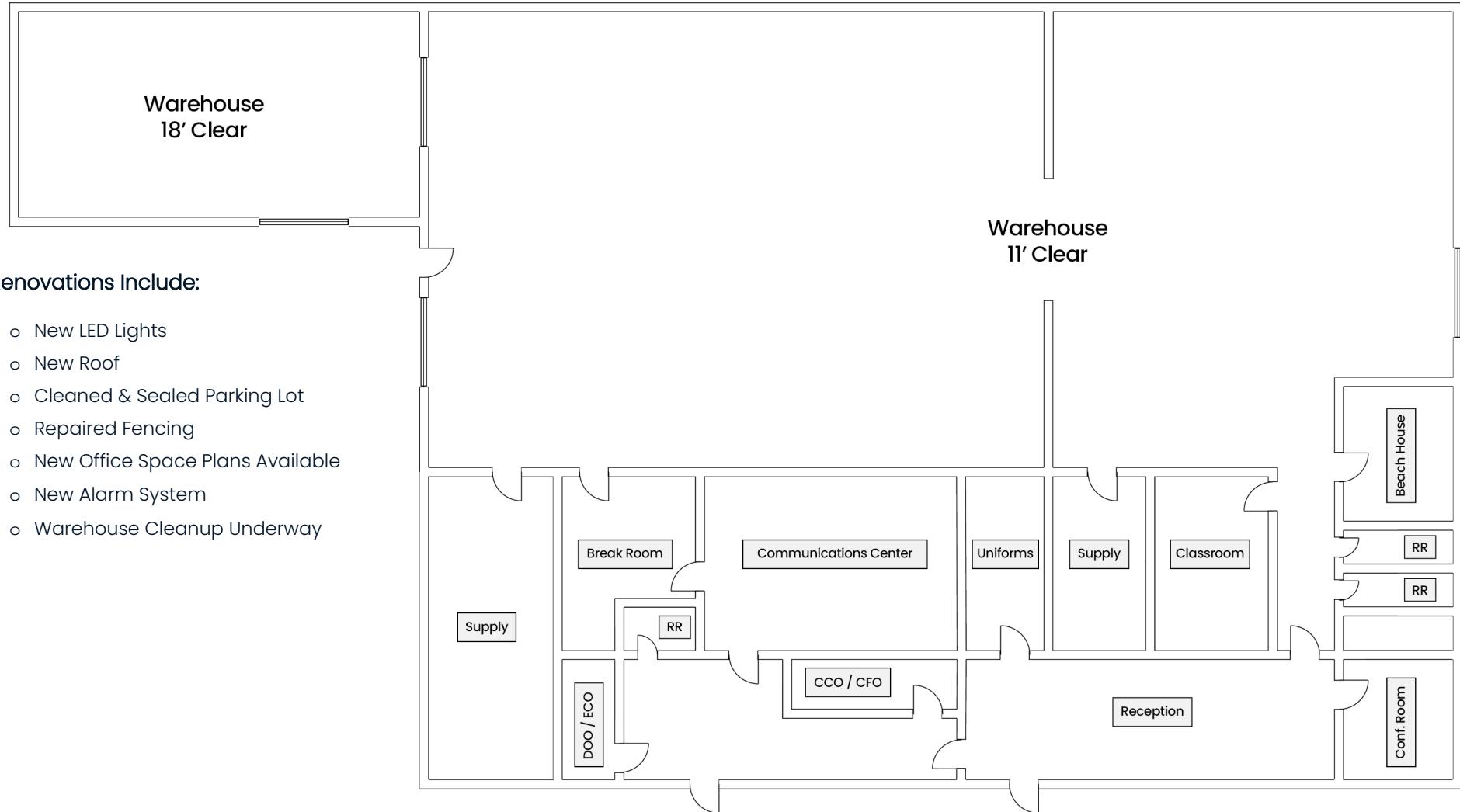


## PROPERTY HIGHLIGHTS

- Clear Span Building w/ No Load Bearing Walls – Buyer / Tenant can fully customize the floorplan to suit their needs.
- Excellent Building Accessibility – Quick Access to Santa Fe Drive, I-25 and 6th Avenue.
- Owner-User Opportunity
- Varying Ceiling Heights & Ability to Remove Add more Warehouse
- Strong Masonry Build
- Large Parking & Heavy Power
- High Demand Industrial Asset in an In ill Location.

**See Next Page for Renovations Underway or Complete!**

# FLOORPLAN

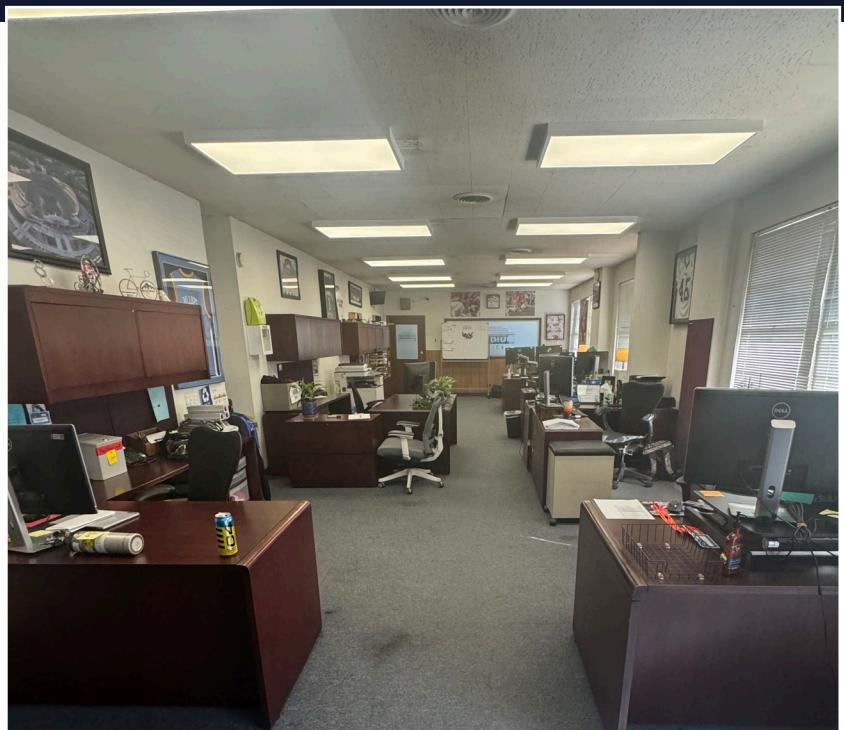


# EXTERIOR PHOTOS



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# INTERIOR PHOTOS



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