

# 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!**



**PRIME INDUSTRIAL  
BUILDING IN CENTRAL  
DENVER!**

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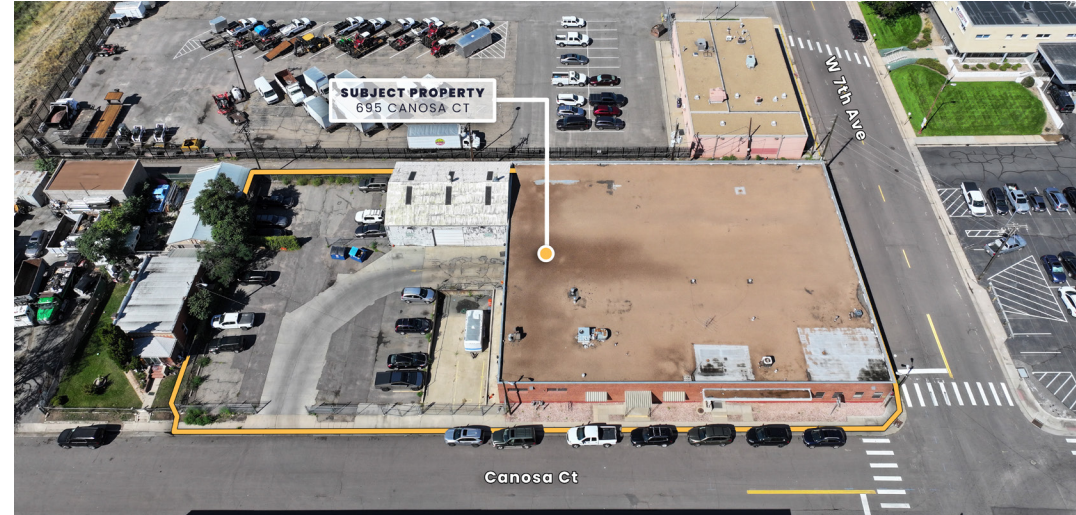


400 S Broadway | Denver, Colorado 80209  
www.uniqueprop.com | 303.321.5888



# PROPERTY SUMMARY

<b>Address:</b>	695 Canosa Ct Denver, CO 80204
<b>Sale Price:</b>	\$3,500,000
<b>Lease Rate:</b>	\$9/SF NNN
<b>NNN's:</b>	TBD
<b>Building Size:</b>	19,860 SF
<b>Lot Size:</b>	34,375 SF (0.79 AC)
<b>Taxes (2023):</b>	\$51,521.70 (2025)
<b>Clear Height:</b>	11'-18'
<b>Loading:</b>	Three (3) Drive-In & Dock Court (12'x12')
<b>Power:</b>	700 Amp/240 Volt, 3-Phase
<b>Zoning:</b>	I-A

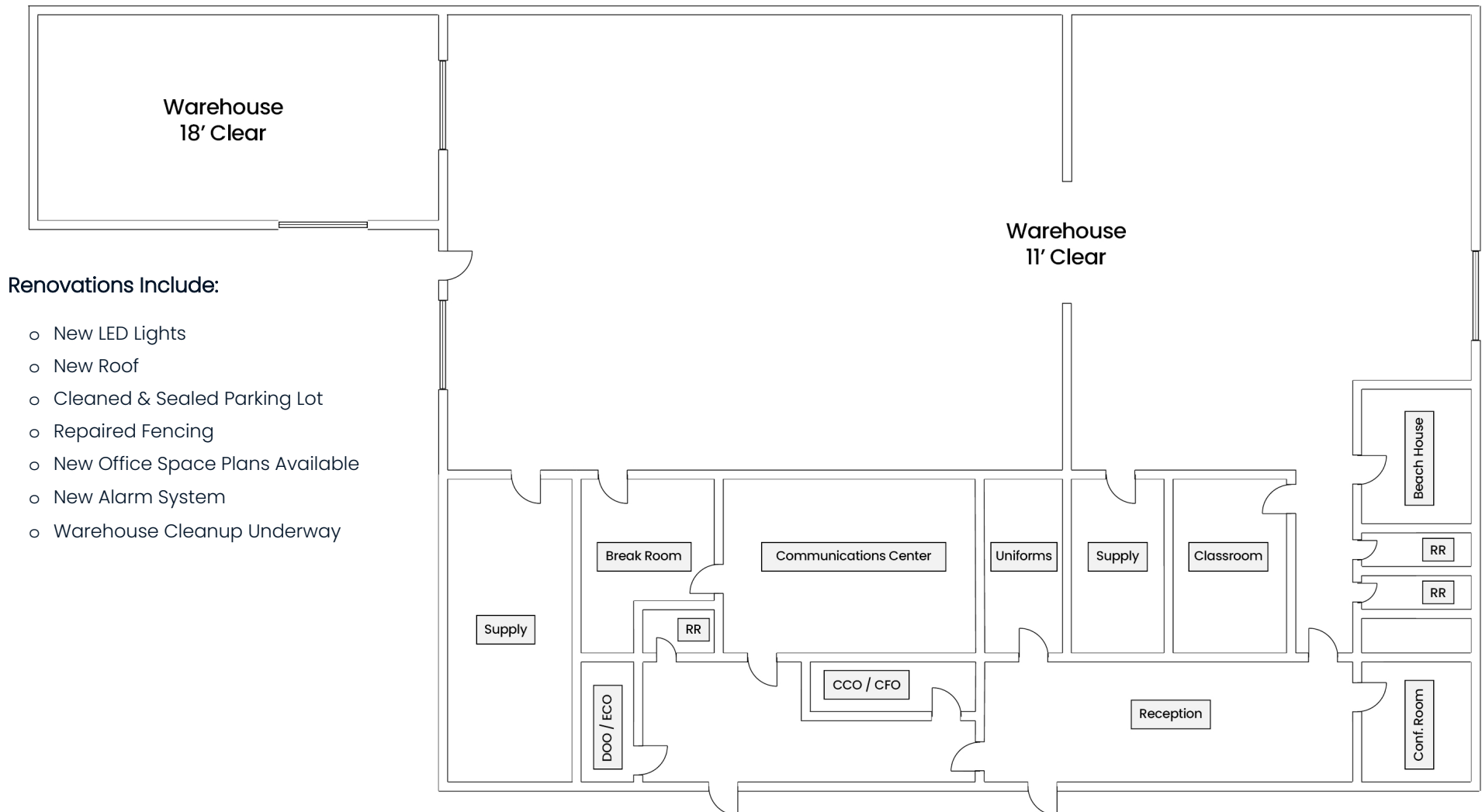


## PROPERTY HIGHLIGHTS

- 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



## Renovations Include:

- New LED Lights
- New Roof
- Cleaned & Sealed Parking Lot
- Repaired Fencing
- New Office Space Plans Available
- New Alarm System
- Warehouse Cleanup Underway



# EXTERIOR PHOTOS



The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.



# INTERIOR PHOTOS





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