

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

Warehouse/Showroom For Sale

1200 Simms St., Lakewood, CO 80215



www.FullerRE.com



For Sale: \$1,895,000

BUILDING OVERVIEW

Building SF:	12,800± SF
Lot Size:	0.975± Acres
YOC:	1964
Loading:	One (1) Drive-In Door (10'4' x 10'4')
Operating Expenses:	\$5.11 (Estimate)
Occupancy:	To Be Vacated
Zoning:	LI-RD, City of Lakewood
Construction:	Masonry
Power:	3-Phase To Be Verified

PROPERTY HIGHLIGHTS

- Roof was replaced in 2020
- Fenced outdoor storage in rear of building
- Exceptional opportunity for a User/Investor looking to own a functional and well-maintained warehouse property
- Excellent visibility and access from Simms Street and 6th Avenue
- Easy access to I-70 & Downtown Denver
- Concrete Block Construction provides long term structural integrity and low maintenance
- Flexibility with possible uses including; warehouse, showroom, distribution, and light manufacturing

Fuller Real Estate
(303) 534-4822

**Brokerage Disclosure
to Buyer**

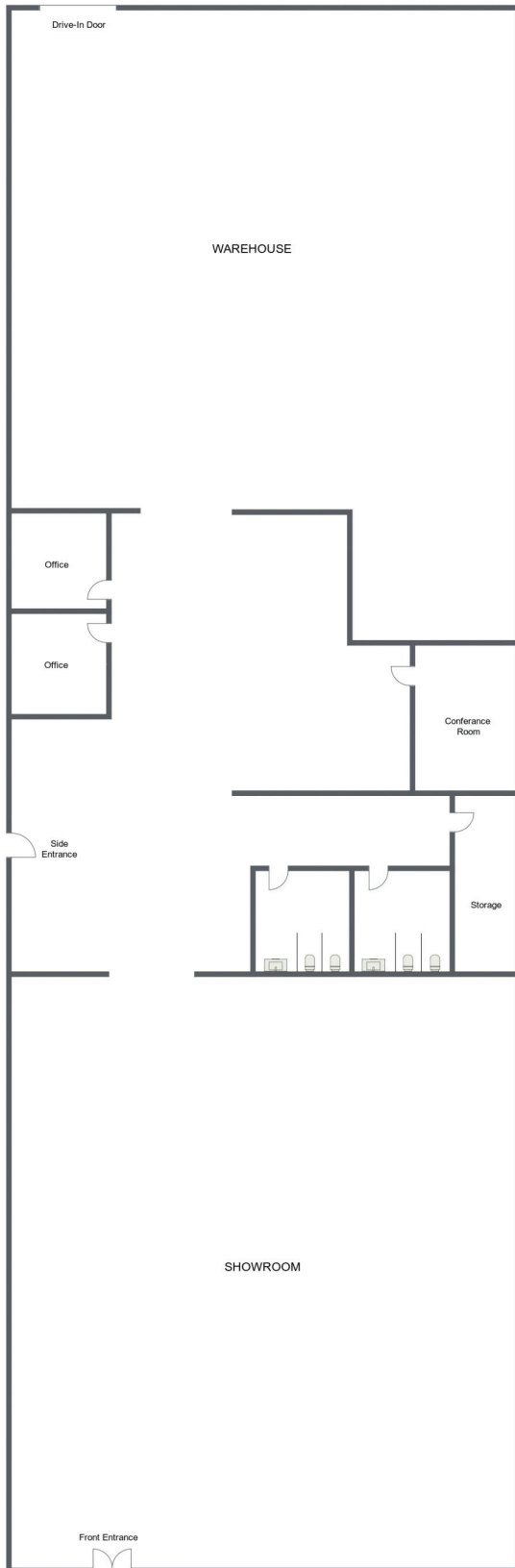
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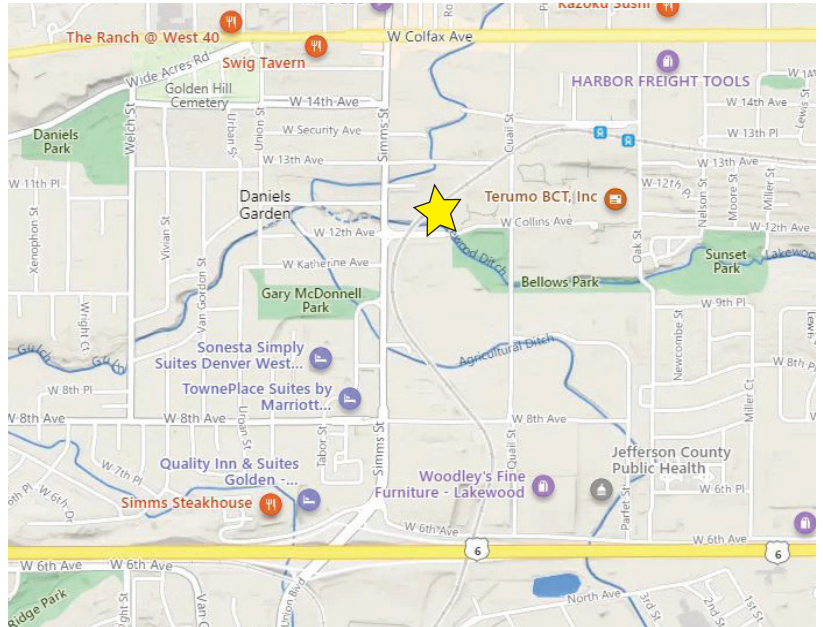
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Floorplan shown as a visual reference only and may not be accurate.



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



The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including, without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.