



## 4400–4450 Lipan Street, Denver, CO, 80211

Warehouse/Manufacturing Building for Sale or Lease

### FOR SALE OR LEASE

**TOTAL BUILDING SIZE: 42,714/SF**

#### PROPERTY HIGHLIGHTS

- Central Denver Location
- Sprinklered
- .8 Acre Fenced Yard
- Heavy Power (2240 amps, 208V, 3-phase)
- Paint Booth
- Drive-thru loading in warehouse

**FOR SALE: \$6,250,000**

**FOR LEASE: Call Broker for Quote**

**For More Information, Contact:**

**Steve Fletcher** | *Industrial Specialist*  
(720) 320-0366  
steve@grubercre.com

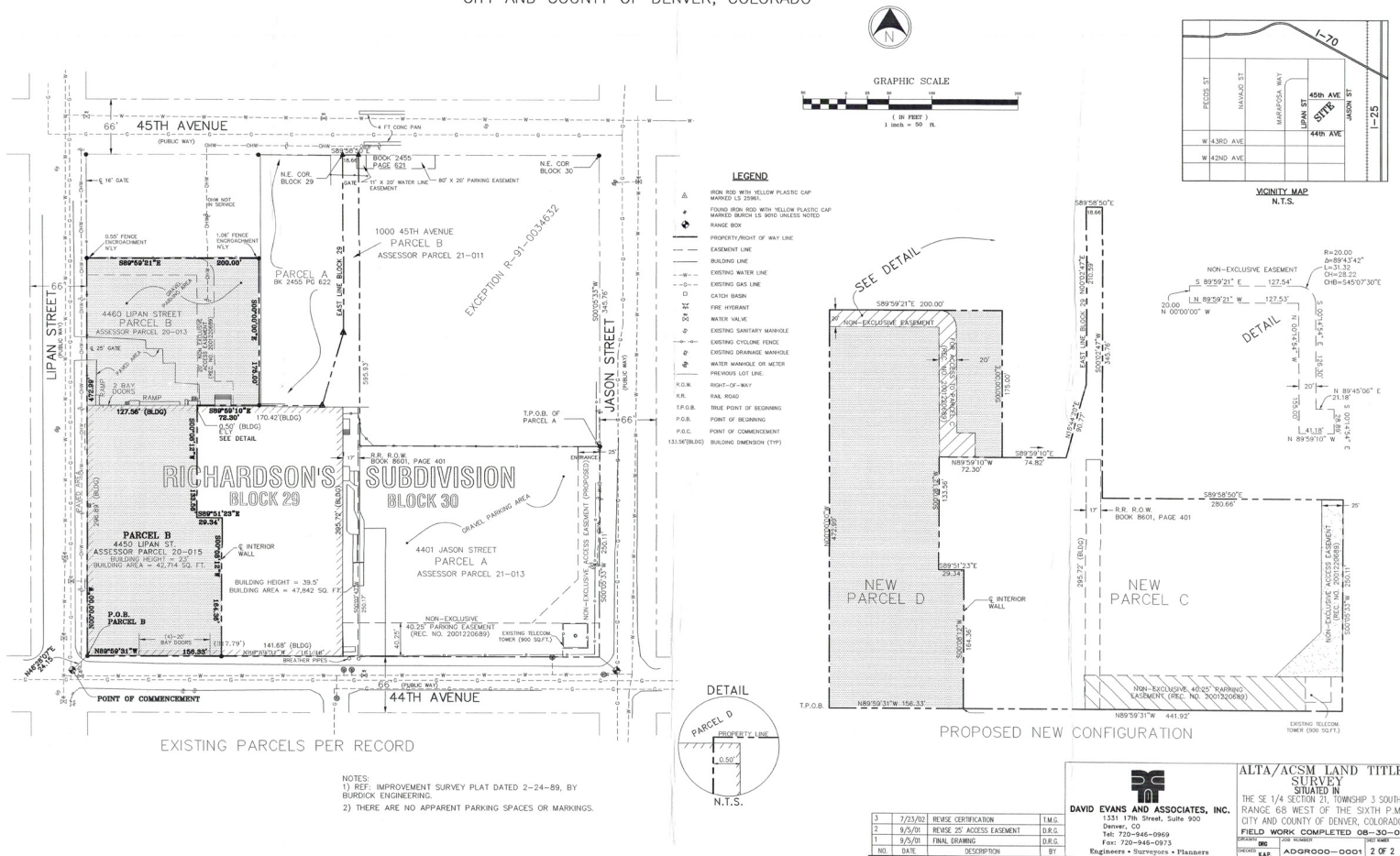
UNIT	SIZE	AVAILABILITY
4400	17,000/SF	LEASED
4450 A	15,714/SF	VACANT
4450 B	10,000/SF	VACANT
Yard A		VACANT
Yard B		LEASED

## PROPERTY DETAILS

- For Sale: \$6,250,000
- For Lease: Call Broker for Quote
- CAM (2024): \$3.70/SF
- Site Size: 1.79 Acres (77,770/SF)
- Ceiling Height: 14' to 17'
- Property Taxes: \$115,843.22 (2024)
- Loading: Dock High and Drive-In Loading
- Zoning: I-A, City of Denver

## PROPERTY SURVEY

A.L.T.A./ A.C.S.M. LAND TITLE SURVEY  
BLOCKS 29 & 30, RICHARDSON'S SUBDIVISION  
PART OF THE NORTHEAST ONE-QUARTER OF SECTION 21,  
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN  
CITY AND COUNTY OF DENVER, COLORADO



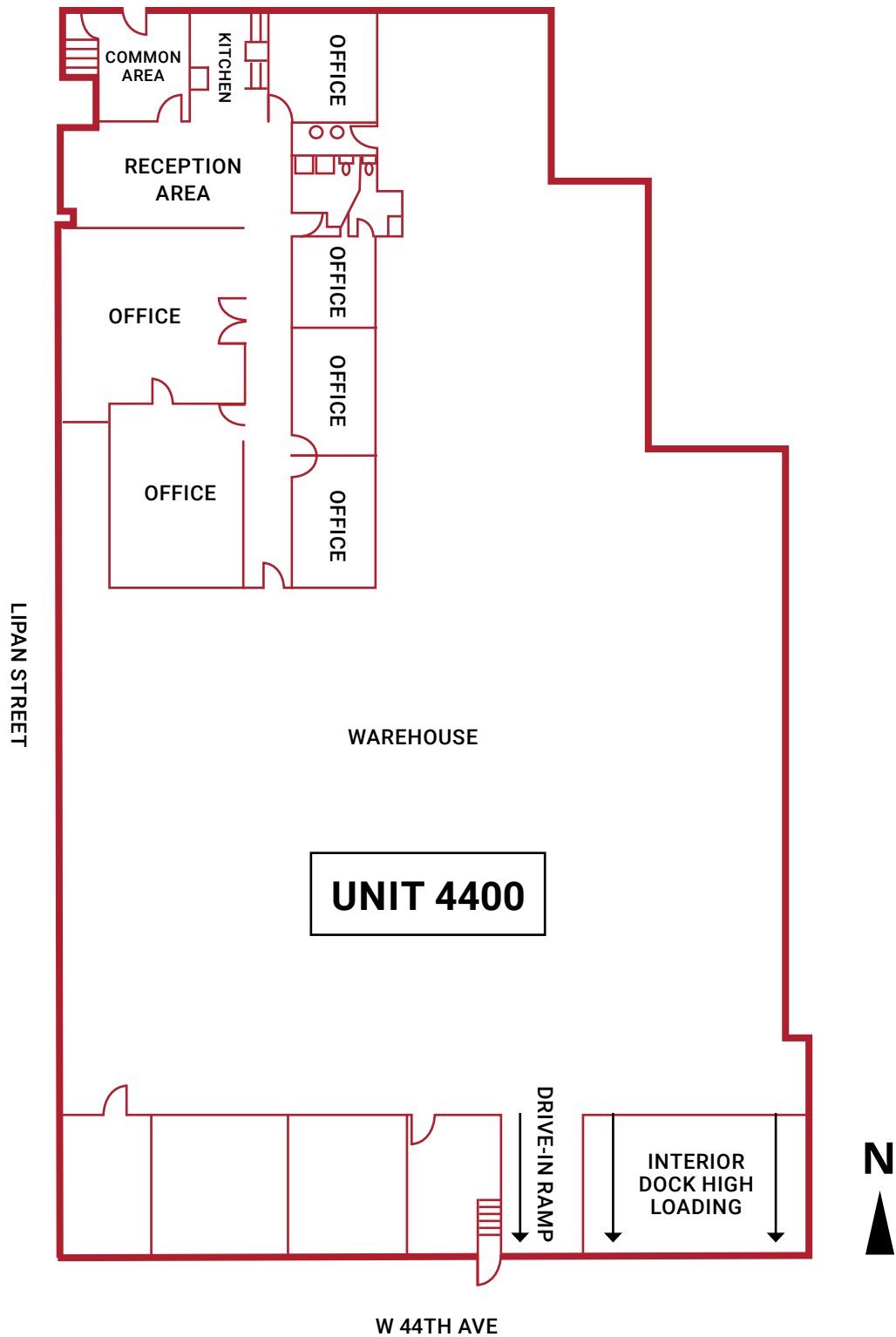
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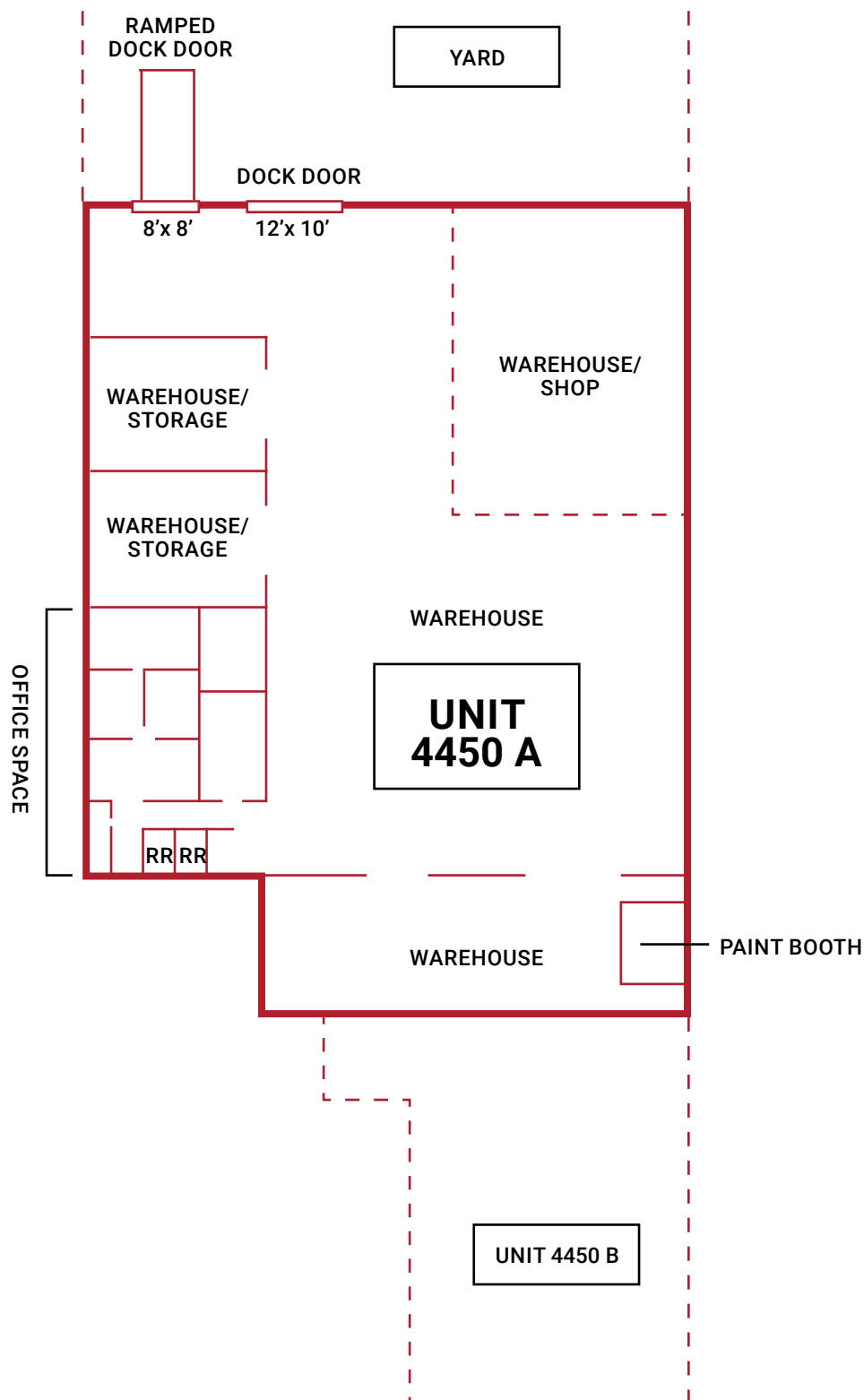
## FLOOR PLAN – UNIT 4400



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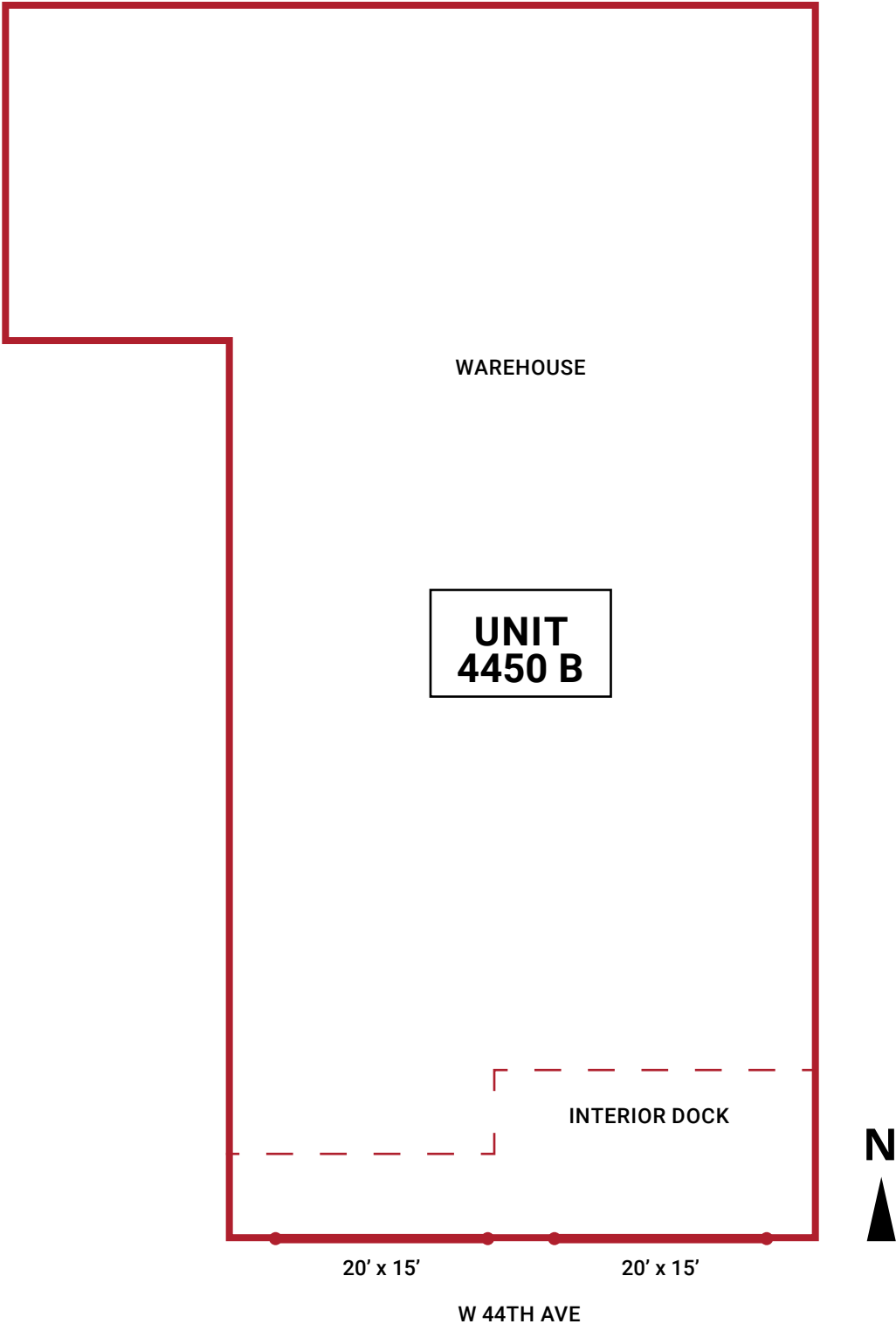
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FLOOR PLAN – UNIT 4450 A



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FLOOR PLAN – UNIT 4450 B



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