



For Sale

1680 East 69th Avenue | Denver, CO 80229



CONTACT BROKER FOR PRICING

Property Facts:

Building SF	14,760 SF
Site Size	1.85 AC
Usable Yard Size	1.25 AC
Year Built	1989/2018
Office	2,400 SF (Two (2) Stories)
Shop/Warehouse	12,300 SF
Loading	Three (3) Drive-In Doors (10'x14')
Zoning	I-2 (Adams County)
Property Taxes/2023	\$67,516 (\$4.59/SF)

Property Highlights:

- Freestanding warehouse with three (3) drive-in doors
- Unique layout in warehouse offering full drive thru capabilities
- Yard allows for outdoor storage and vehicle/truck parking
- Close proximity to major arterials including I-76, I-270, I-25, and I-70

For Sale Information, please contact:

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Paul Kahn

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Rachel Canella

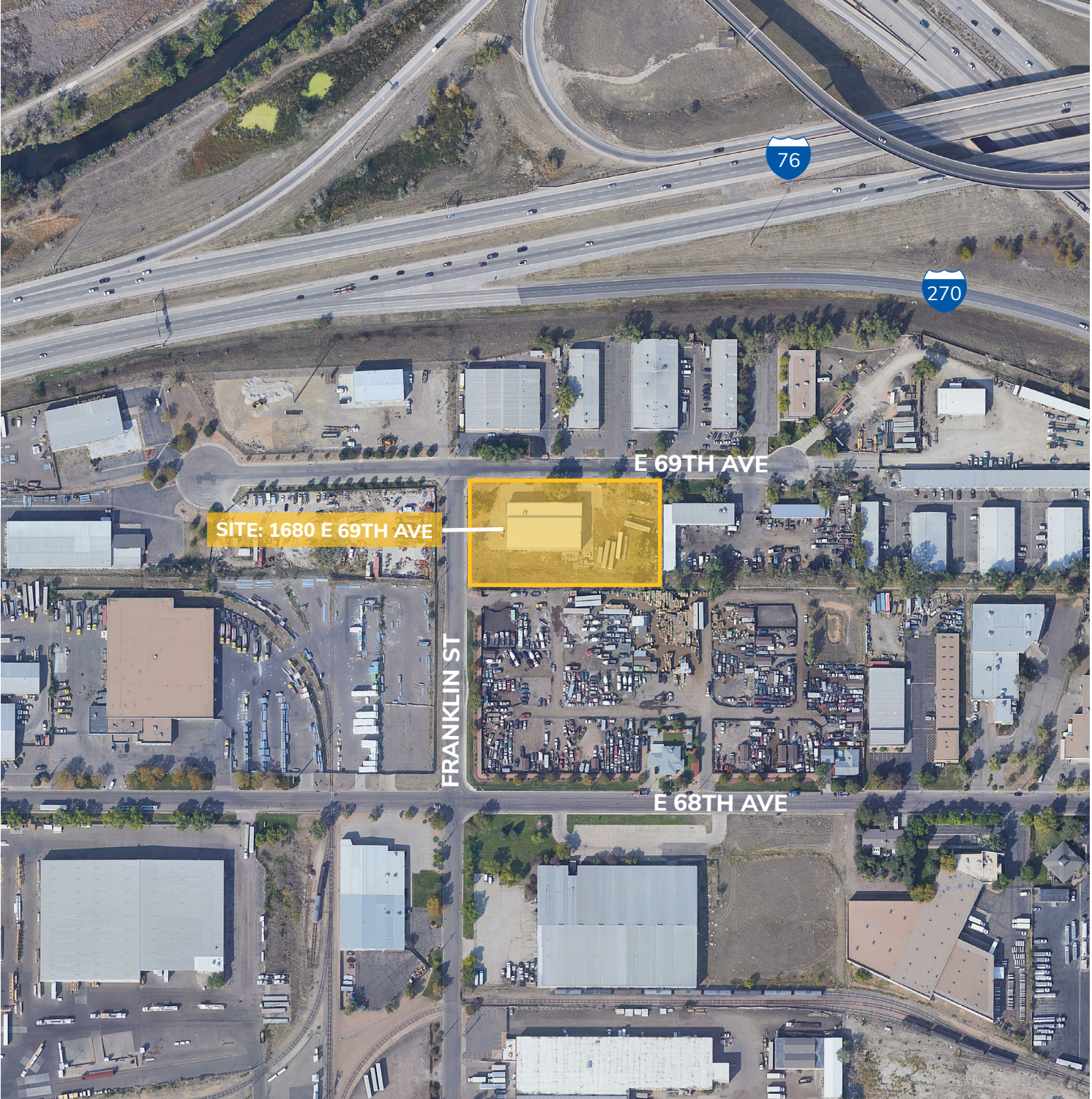
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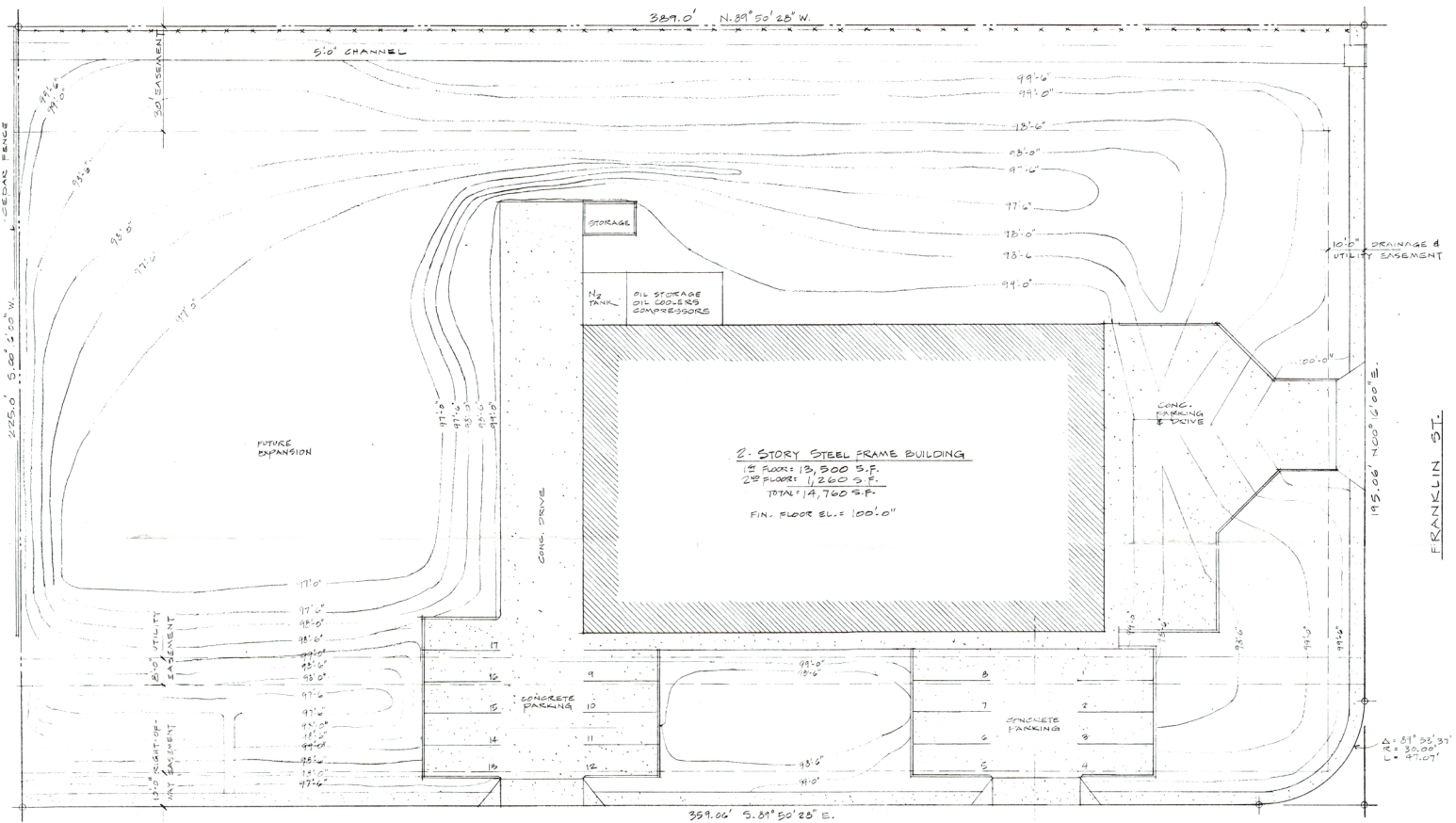
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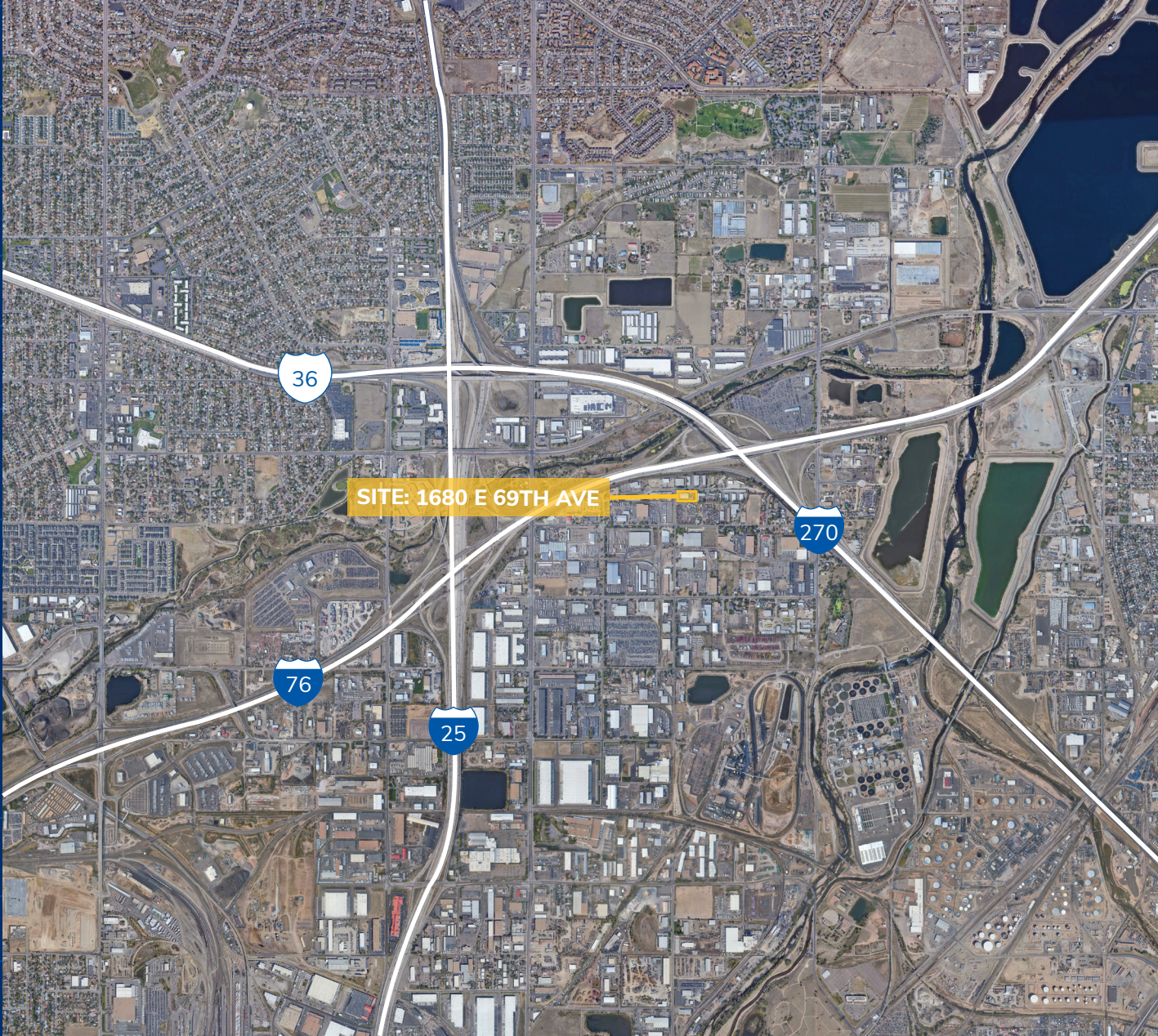
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