

50,000 SF

FREE STANDING/
SINGLE TENANT
BUILDING!

**\$6.00/PSF
Base Rate**



Central Location on I-70 & Colorado Blvd!
Base Lease Rate: \$6.00/PSF + NNN

Property Features:

2024 Taxes:	\$2.61/PSF
Construction:	Brick/Masonry
Year Built:	1967
Building Size:	50,626 SF
Total Lot Area:	85,300 SF

Property Highlights:

- Below market base rent
- Freestanding/Single Tenant
- Retail showroom facing 48th
- Dock high loading
- 18' Clear height in Warehouse
- Sprinklered
- Fenced, Ample parking on site
- I-70 visibility
- Central Location on I-70 & Colorado Blvd

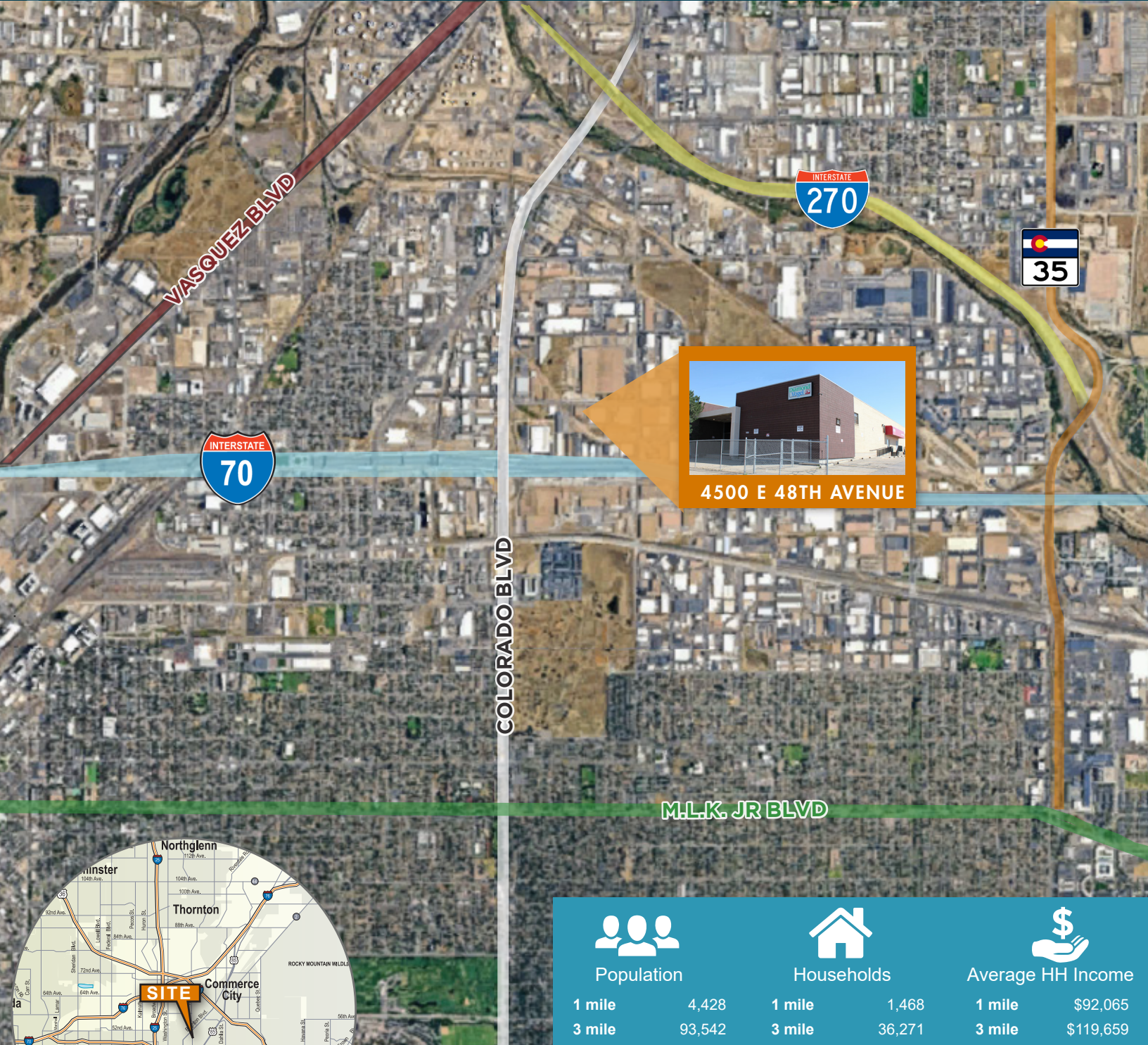
For more information, please contact:

NICK SCHILL

Senior Advisor

303.358.9337 / 303.962.9555

NSchill@PinnacleREA.com



Population

1 mile	4,428
3 mile	93,542



Households

1 mile	1,468
3 mile	36,271



Average HH Income

1 mile	\$92,065
3 mile	\$119,659

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Pinnacle Real Estate Advisors, LLC

One Broadway Ste A300 | Denver, Colorado 80203 | 303.962.9555 | www.PinnacleREA.com

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