



FOR LEASE

7 Bay Truck Maintenance/Warehouse Bldg With Yard

1207 S Platte River Dr | Denver, CO 80223



**Heavy Power, Great For Manufacturing Also!**

CONTACT:

**BRAD GILPIN**

SENIOR VICE PRESIDENT

303.512.1196

[bgilpin@uniqueprop.com](mailto:bgilpin@uniqueprop.com)

UNIQUE PROPERTIES

400 S. BROADWAY

DENVER, CO 80209

(p) 303.321.5888

(f) 303.321.5889

[WWW.UNIQUEPROP.COM](http://WWW.UNIQUEPROP.COM)



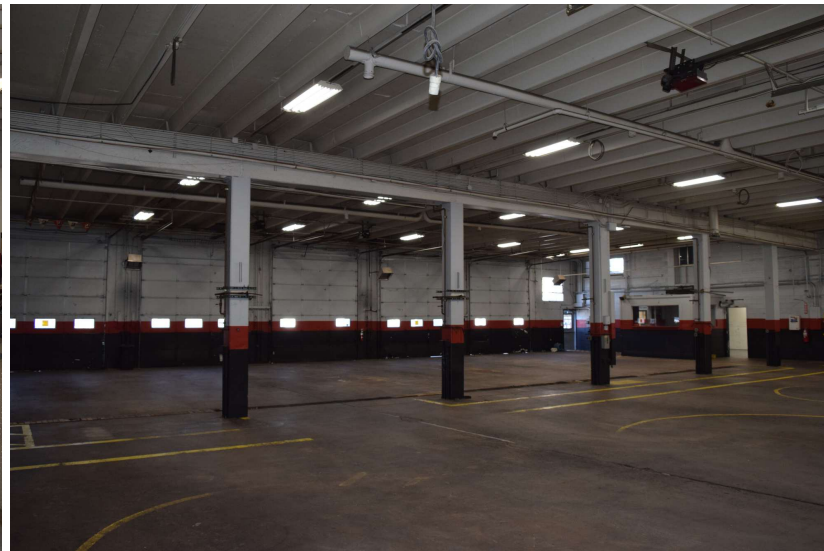
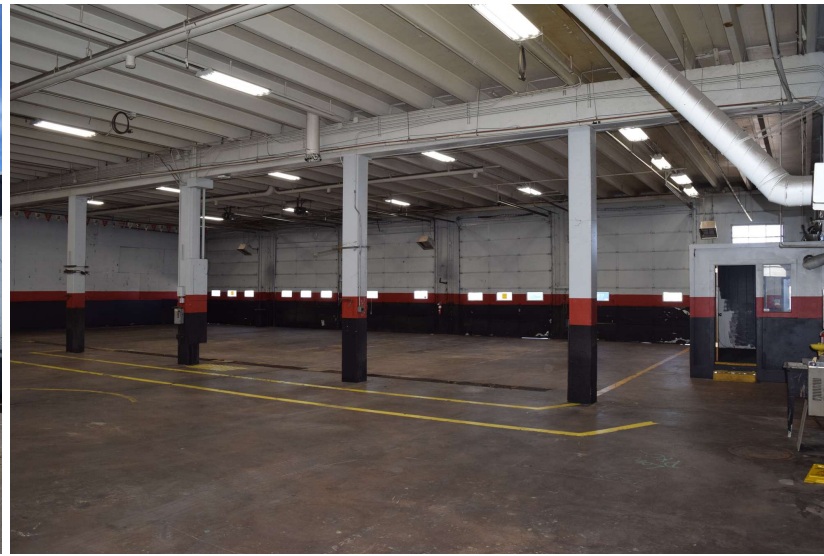
## OFFERING SUMMARY

<b>Available SF:</b>	17,632 SF
<b>Lease Rate:</b>	\$18.00 SF/yr (NNN)
<b>NNN's:</b>	\$3.20 per SF
<b>Yard Size:</b>	22,418 SF
<b>Power:</b>	3 P 700 A 120/240 V
<b>Grade Level Doors:</b>	Seven 12'x14'
<b>Ceiling Height:</b>	14'-16' clear
<b>Year Built:</b>	1957
<b>Zoning:</b>	I-A

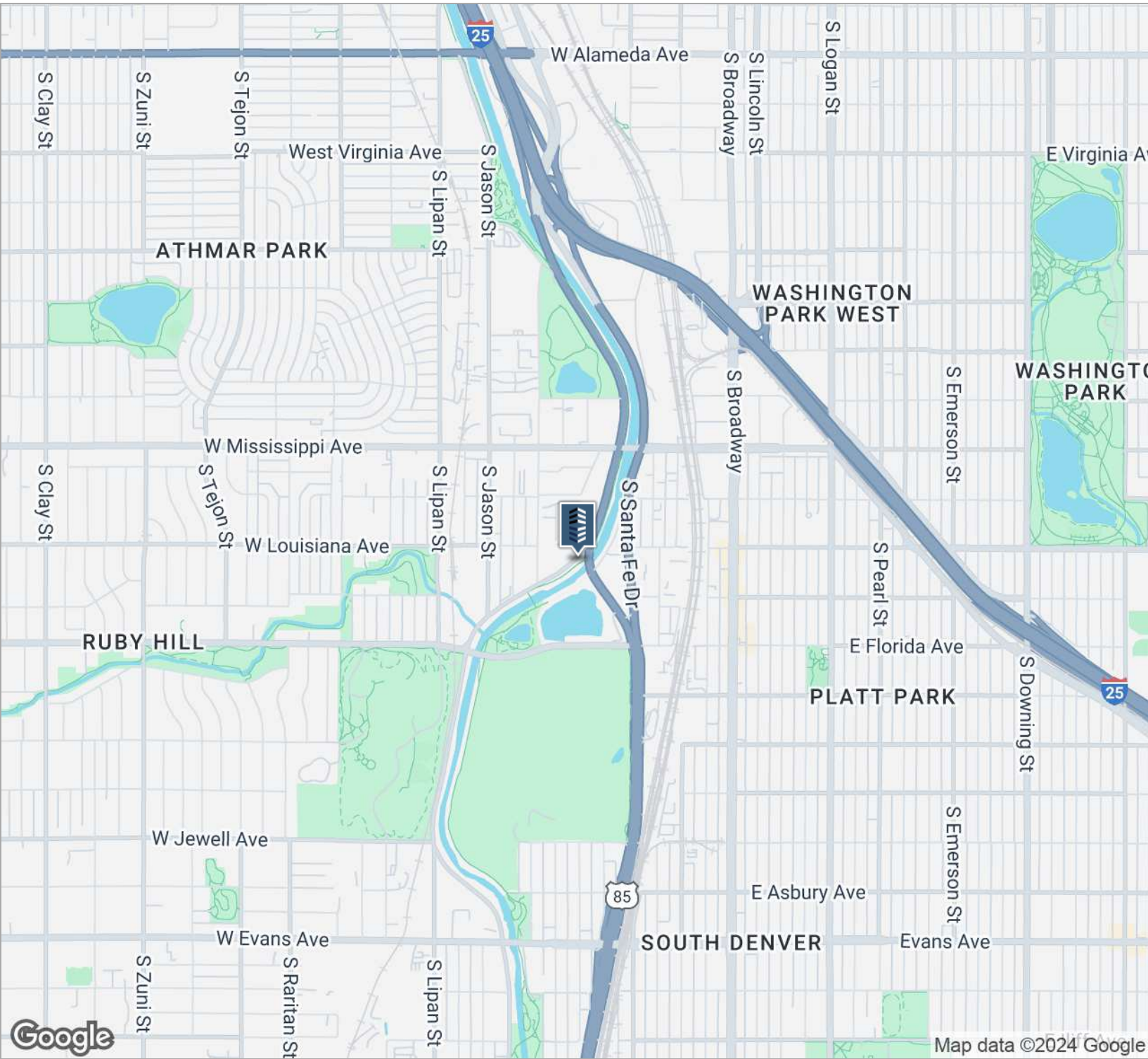
## PROPERTY HIGHLIGHTS

- Great for truck/vehicle maintenance, manufacturing, tire sales, retail/showroom, service companies, contractors and more!
- Formerly used for tire sales and truck maintenance
- Seven bays w/ 12'x14' roll up doors
- Large retail/showroom area.
- Trench drain and heavy power!
- 22,418 SF fenced and secure yard area
- Zoned I-A in the city/county of Denver
- Lease for just \$18/sf NNN!
- Approximately 13,000 SF of warehouse/shop area
- Existing Kaeser Air compressor
- Monument signage on S. Santa Fe Drive with high traffic counts
- Heavy power! 3 Phase 700 Amp 120/240 Volt

# 7 BAY TRUCK MAINTENANCE/WAREHOUSE BLDG



# 7 BAY TRUCK MAINTENANCE/WAREHOUSE BLDG



## CONTACT:

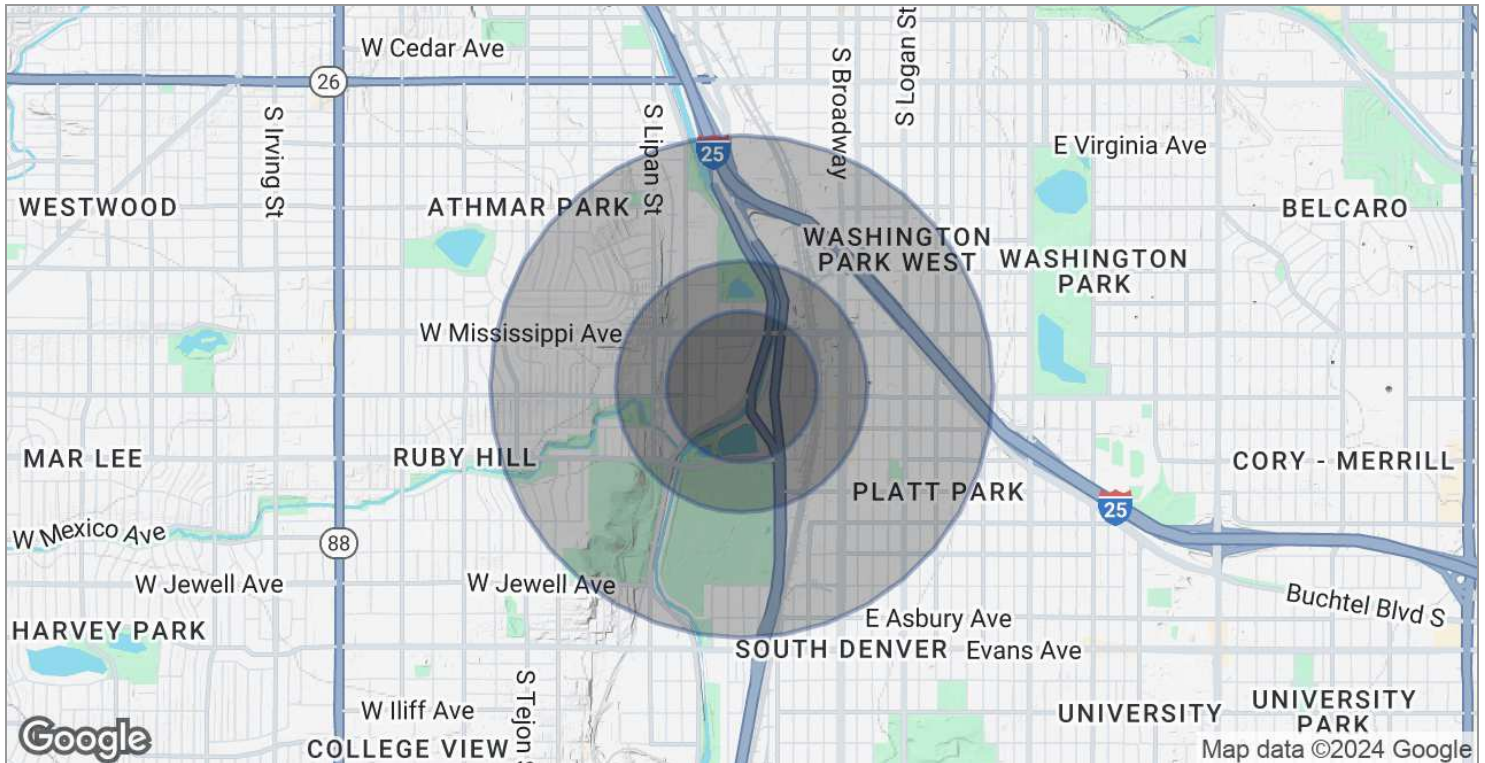
**BRAD GILPIN**  
SENIOR VICE PRESIDENT  
303.512.1196  
bgilpin@uniqueprop.com

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.

# 7 BAY TRUCK MAINTENANCE/WAREHOUSE BLDG

	0.3 MILES	0.5 MILES	1 MILE
Total households	38	923	7,389
Total persons per hh	2.3	2	2.2
Average hh income	\$84,702	\$127,399	\$130,985
Average house value	\$694,248	\$981,949	\$785,771

	0.3 MILES	0.5 MILES	1 MILE
Total population	89	1,885	15,986
Median age	35	35	37
Median age (male)	36	35	37
Median age (female)	35	34	36



\* Demographic data derived from 2020 ACS - US Census