



2153 S Wabash Street • Denver, CO 80231

Property Facts

Lease Price	\$12.90/SF NNN
Building Size	25,356 SF
Land Size	52,945 SF
Year Built / Remodeled	1968/2024
Office Space	2,500 SF (Approx)
Warehouse Space	22,856 SF (Approx)
Zoning	I-1
Taxes	\$63,723.87 (2023)
Water Metro District	\$2,397.38

Highlights

- · 8 Dock-high doors and 1 Drive-in door
- · 25 ft clear height
- 25,000 SF fenced and paved yard with over
 30 parking spaces
- New ownership has installed brand new dock-high doors, fire sprinkler system, and repainted the building.
- · Highly desirable industrial location in southwest Denver that is close to major highways.
- Unique, tilt up construction is easy to maintain, and more energy efficient that other industrial construction methods.

FOR MORE INFORMATION:







TAYLOR ROY

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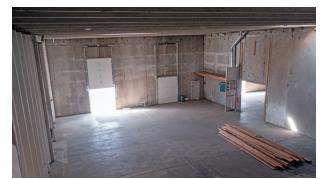














Meet the Broker



Taylor Roy joined Malman Commercial Real Estate in October 2022. With his previous experience in the residential market, Taylor brings to the firm a strong understanding of the Denver market, detailed and

organized transactional skills, and the ability to meet and exceed his client's requirements. With a focus on investment sales, Taylor provides buyers and sellers with exceptional brokerage services for on and off-market opportunities.

Taylor moved to Colorado in 2009 and holds an Associate's Degree in Business Entrepreneurship from the University of Colorado.





The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. This Marketing Package does not constitute an indication that there has been any change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

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with the Property to be sold on an as is, whereis basis without any representations as to the physical, financial or environmental conditional of the Property.

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