



FOR LEASE

Small Office/Warehouse Space

400 S Lipan St | Denver, CO 80223



**Drive-In Loading With Heavy Power!**

CONTACT:

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UNIQUE PROPERTIES

400 S. BROADWAY

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## OFFERING SUMMARY

<b>Available SF:</b>	1,250 SF
<b>Lease Rate:</b>	\$1,800/mth MG
<b>Lot Size:</b>	33,416 SF
<b>Building Size:</b>	15,000 SF
<b>Grade Level Doors:</b>	14
<b>Year Built:</b>	1965
<b>Zoning:</b>	I-A

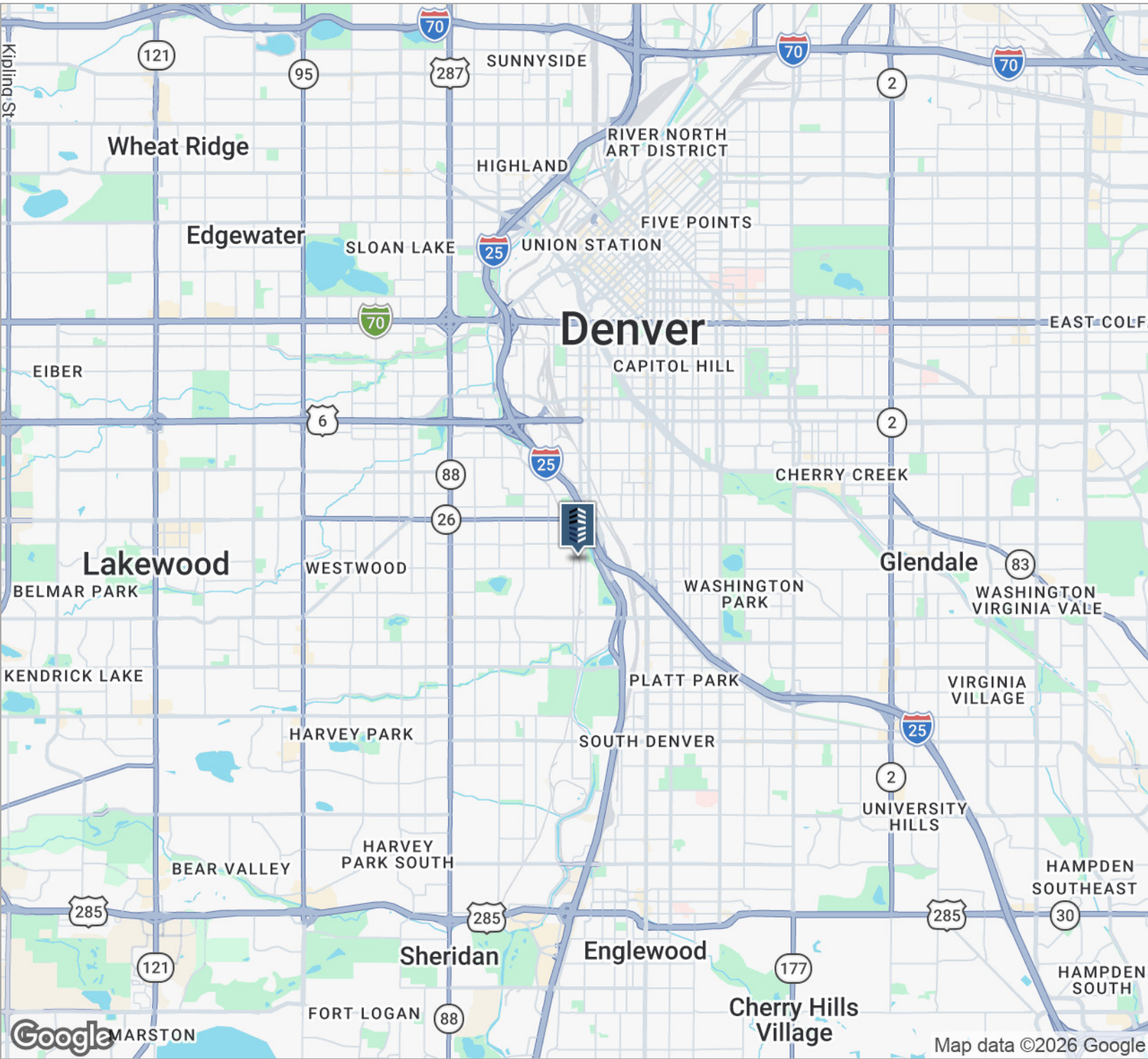
## PROPERTY HIGHLIGHTS

- 1,250 SF office/warehouse units available for lease
- Heavy 3 Phase power distributed throughout.
- Warehouse clear height of 12'7"-13'9"
- Unit #15 available - 1,250 SF with one drive-in door
- Lease for just \$1,800/mth plus utilities.









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