

FOR SALE AND/OR LEASE

25,356 SF Industrial Property

Call Broker for Details



2153 S Wabash Street, Denver, CO 80231

For more information:

TAYLOR ROY

949 701 0164

taylor@malmancre.com

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Property 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, warehouse heaters, repainted the exterior of the building, and has re-slurry'd the fenced yard space
- » 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 than



Property Facts

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

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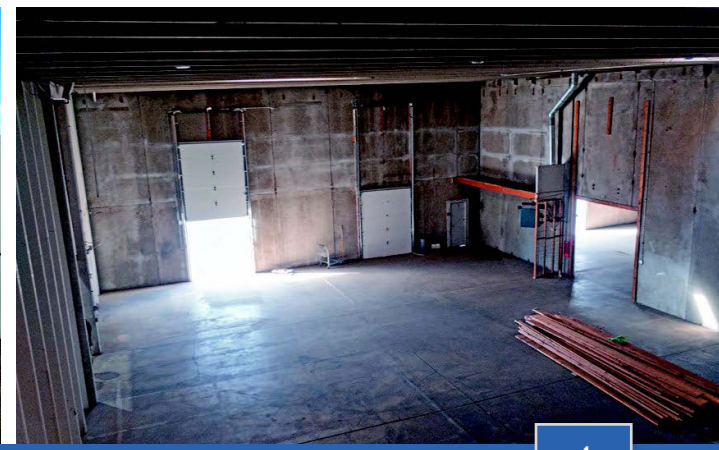
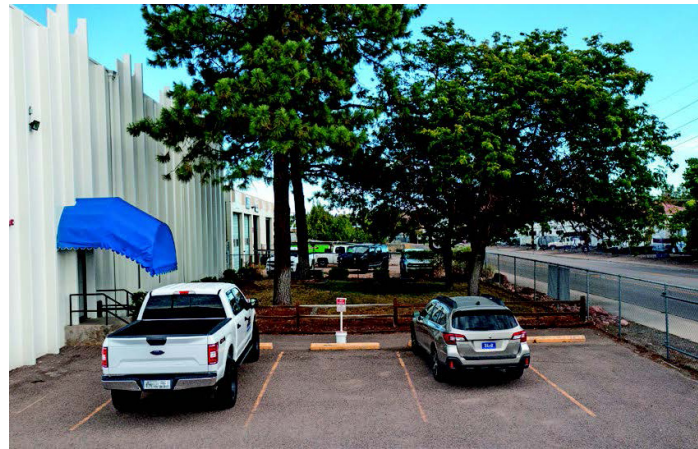
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