

FOR LEASE

5281 LINCOLN STREET, DENVER, CO 80216

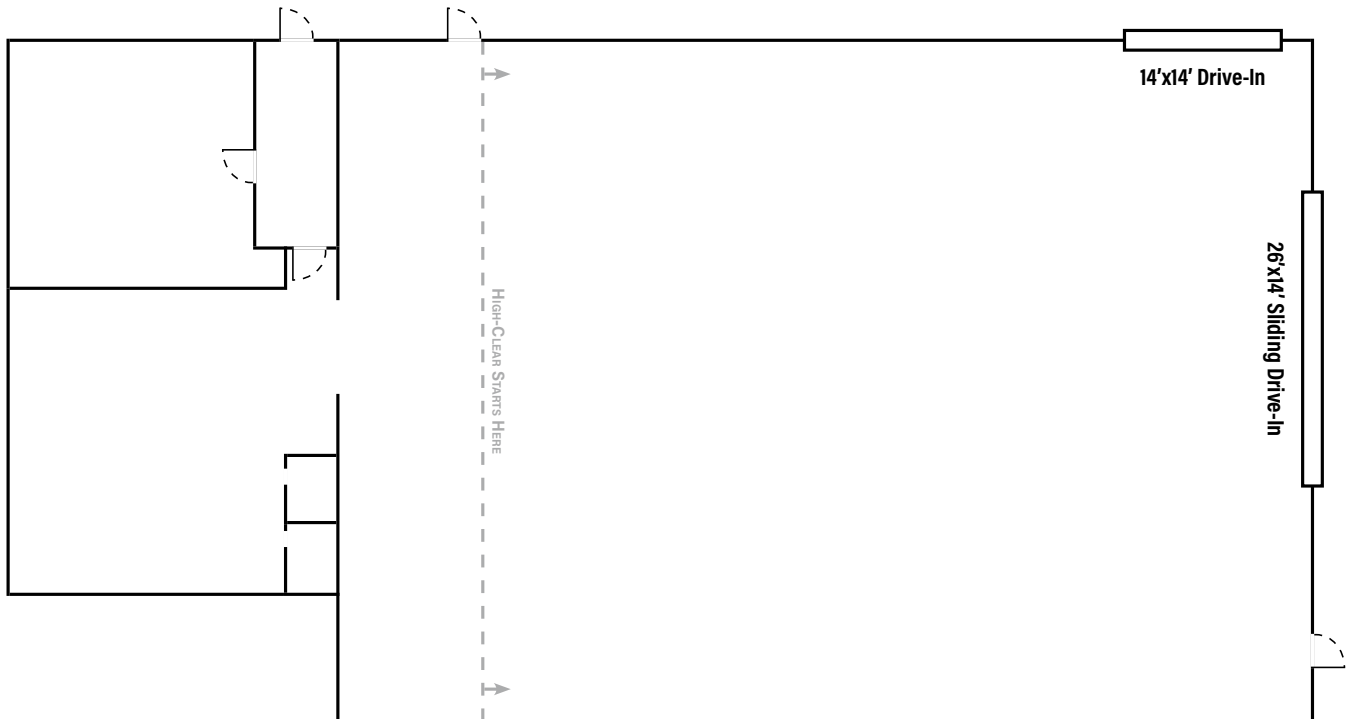


6,600 SF INDUSTRIAL SHOP/OFFICE WITH YARD \$16.00/SF + NNN

- 747 SF Office, 629 SF Machine Room & 5,161 SF High-Clear Shop
- Approximately 18,600 SF of Fenced Yard
- 5-Ton Bridge Crane in Shop
- 25'x14' Sliding Drive-In & 14'x14' Standard Drive-In Doors
- New Roof in 2021

Total Building Size:	6,600 SF
Year Built:	1971 (Office) 2000 (Shop)
Zoning:	I-1 (Adams County)
Property Taxes (2025):	\$25,665.15 (\$3.89/SF)
Insurance & CAM:	\$1.30/SF
Total NNN Estimate:	\$5.19/SF
Loading:	25'x12' Sliding DI 15'x15' DI
Total Site Size:	25,264 SF (0.58 Acres)
Clear Height:	20' at Eaves





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