

695

CANOSA CT
DENVER, CO 80223

\$3,500,000
SALE PRICE

~~\$10-12/SF NNN~~ \$9/SF NNN
LEASE RATE

19,860 SF
BUILDING SF



LEASE RATE REDUCED!



PRIME INDUSTRIAL
BUILDING IN CENTRAL
DENVER!

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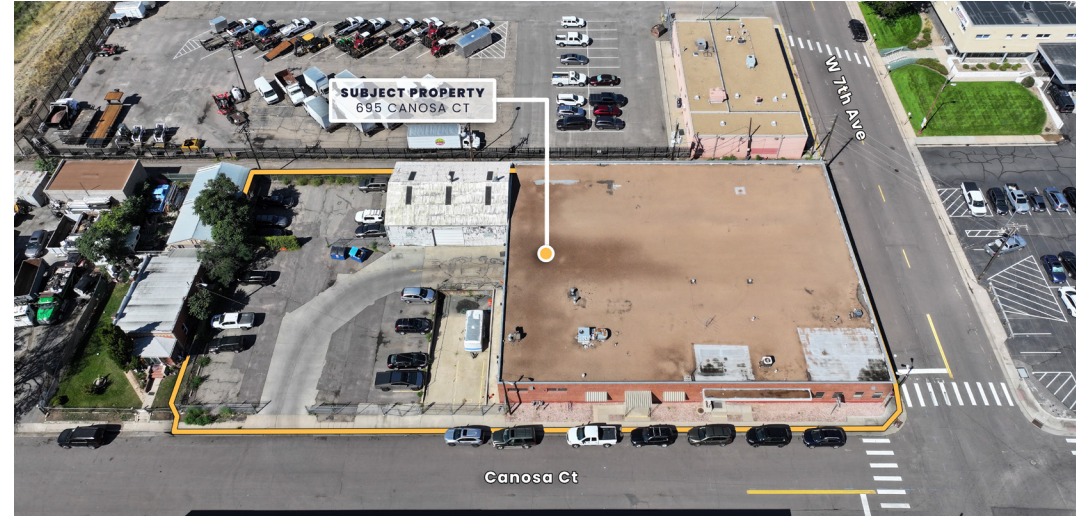
mdesantis@uniqueprop.com



400 S Broadway | Denver, Colorado 80209
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PROPERTY SUMMARY

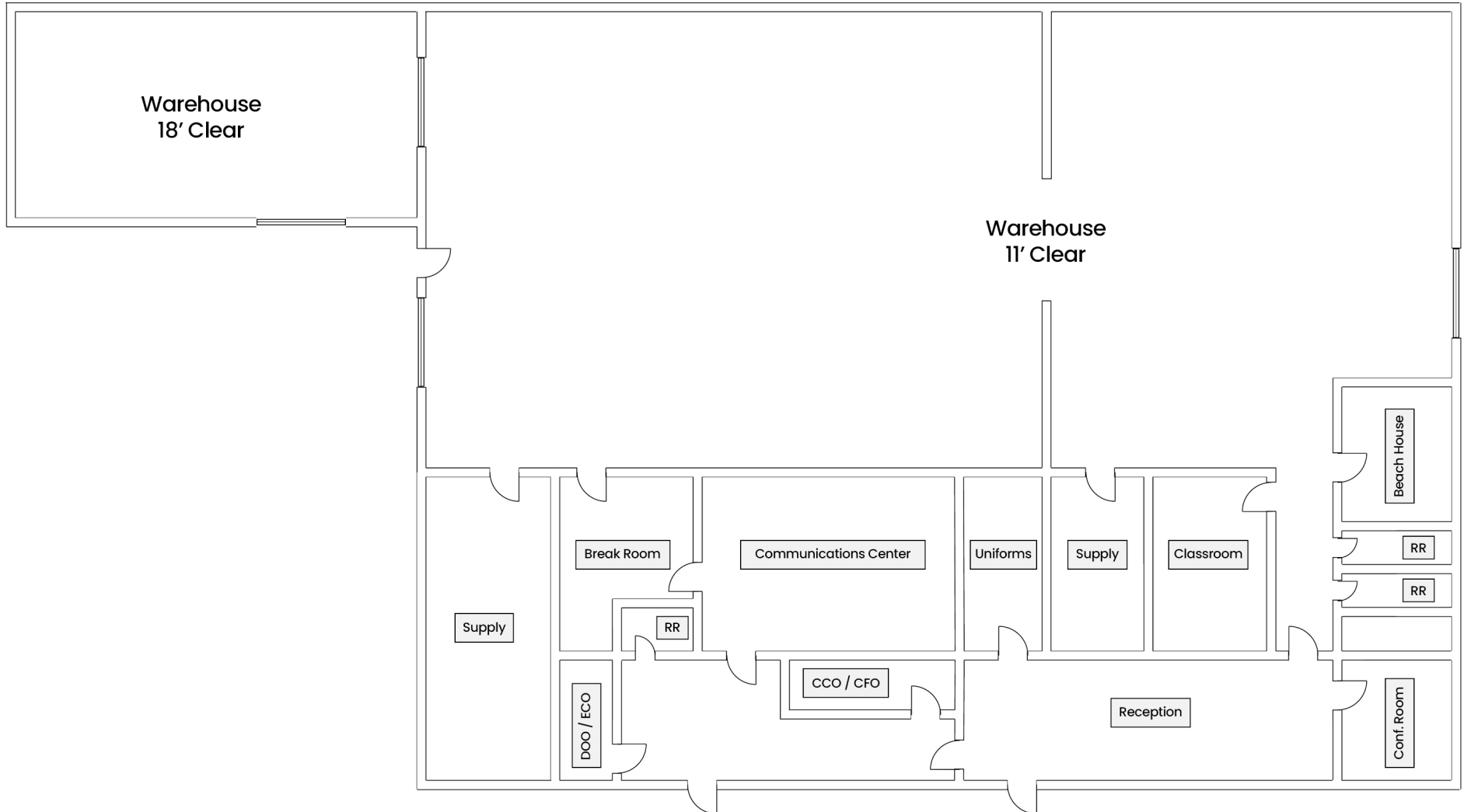
Address:	695 Canosa Ct Denver, CO 80204
Sale Price:	\$3,500,000
Lease Rate:	\$9/SF NNN
NNN's:	TBD
Building Size:	19,860 SF
Lot Size:	34,375 SF (0.79 AC)
Taxes (2023):	\$50,405 (2023)
Clear Height:	11'-18'
Loading:	Three (3) Drive-In & Dock Court (12'x12')
Power:	800 Amp/240 Volt, 3-Phase
Zoning:	I-A



PROPERTY HIGHLIGHTS

- Clear Span Building w/ No Load Bearing Walls – Buyer / Tenant can fully customize the floorplan to suit their needs.
- Excellent Building Accessibility – Quick Access to Santa Fe Drive, I-25 and 6th Avenue.
- Owner-User Opportunity
- Varying Ceiling Heights & Ability to Remove Add more Warehouse
- Strong Masonry Build
- Large Parking & Heavy Power
- High Demand Industrial Asset in an Infill Location.

FLOORPLAN



EXTERIOR PHOTOS



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.

INTERIOR PHOTOS



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