

FOR SALE OR LEASE

995 W ILIFF AVE, DENVER, CO 80223



PROPERTY OVERVIEW

LEASE RATE:	\$9.95/SF NNN
LIST PRICE:	\$2,076,000 (\$185/SF)
BUILDING SIZE:	11,200 SF
LOT SIZE:	16,553 SF (.38 ACRES)
LOADING:	ONE (1) 10'X10' DRIVE-IN DOOR TWO (2) 10'X10' DOCK HIGH DOORS
POWER:	1200A/240V (TBV)
CLEAR HEIGHT:	12'
ZONING:	I-A
OPERATING EXPENSES:	\$4.73/SF

EXECUTIVE SUMMARY:

995 W ILIFF AVE IS A SINGLE TENANT OFFICE/WAREHOUSE PROPERTY LOCATED JUST OFF EVANS AVE AND SANTA FE DR. THE BUILDING PROVIDES VERSATILE LOADING, AMPLE NATURAL LIGHT, AND HEAVY POWER. THE PROPERTY WOULD WORK WELL FOR A WIDE RANGE OF INDUSTRIAL AND SERVICE-ORIENTED USES.

PROPERTY HIGHLIGHTS

FREESTANDING, CORNER-LOT OFFICE/WAREHOUSE WITH ON-SITE PARKING

QUICK ACCESS TO SANTA FE DR, I-25, AND 6TH AVE.

HIGH-QUALITY OFFICE FINISHES

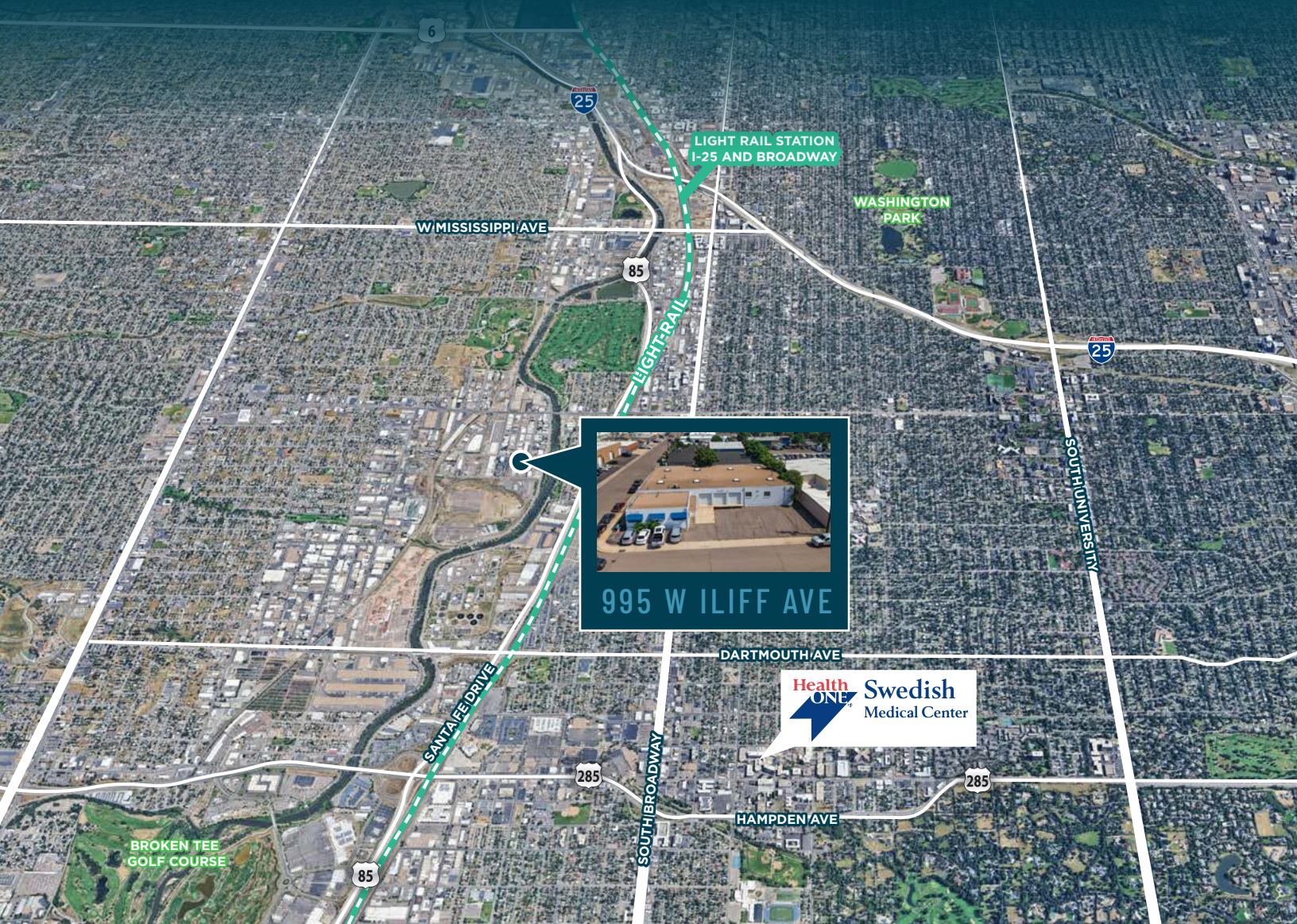
FOR MORE INFORMATION, PLEASE CONTACT

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LOCATION OVERVIEW



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