



Central Location on I-70 & Colorado Blvd!
Base Lease Rate: \$6.00/PSF + NNN

Property Features:

2024 Taxes:	\$2.61/PSF
Construction:	Brick/Masonry
Year Built:	1967
Building Size:	50,626 SF - Can be demised down to 15,000 SF
Total Lot Area:	85,300 SF

Property Highlights:

- Below market base rent
- Freestanding building
- Potential to divide space into smaller spaces
- Retail showroom facing 48th
- Dock high loading
- 18' Clear height in Warehouse
- Sprinklered
- Fenced, Ample parking on site
- I-70 visibility
- Central Location on I-70 & Colorado Blvd

For more information, please contact:

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Senior Advisor

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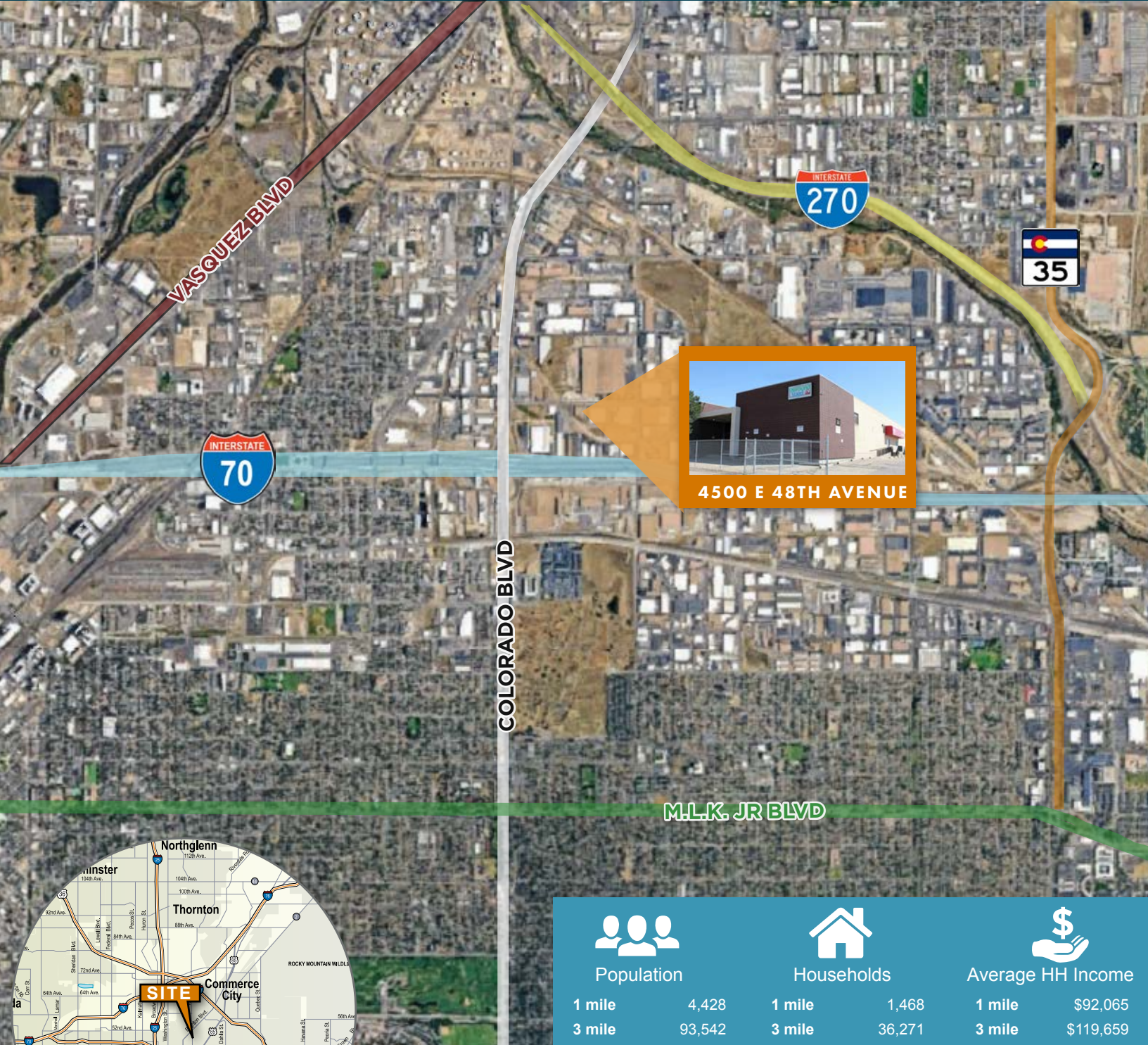
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Population

1 mile	4,428
3 mile	93,542



Households

1 mile	1,468
3 mile	36,271



Average HH Income

1 mile	\$92,065
3 mile	\$119,659

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