

FOR SALE

Industrial Land



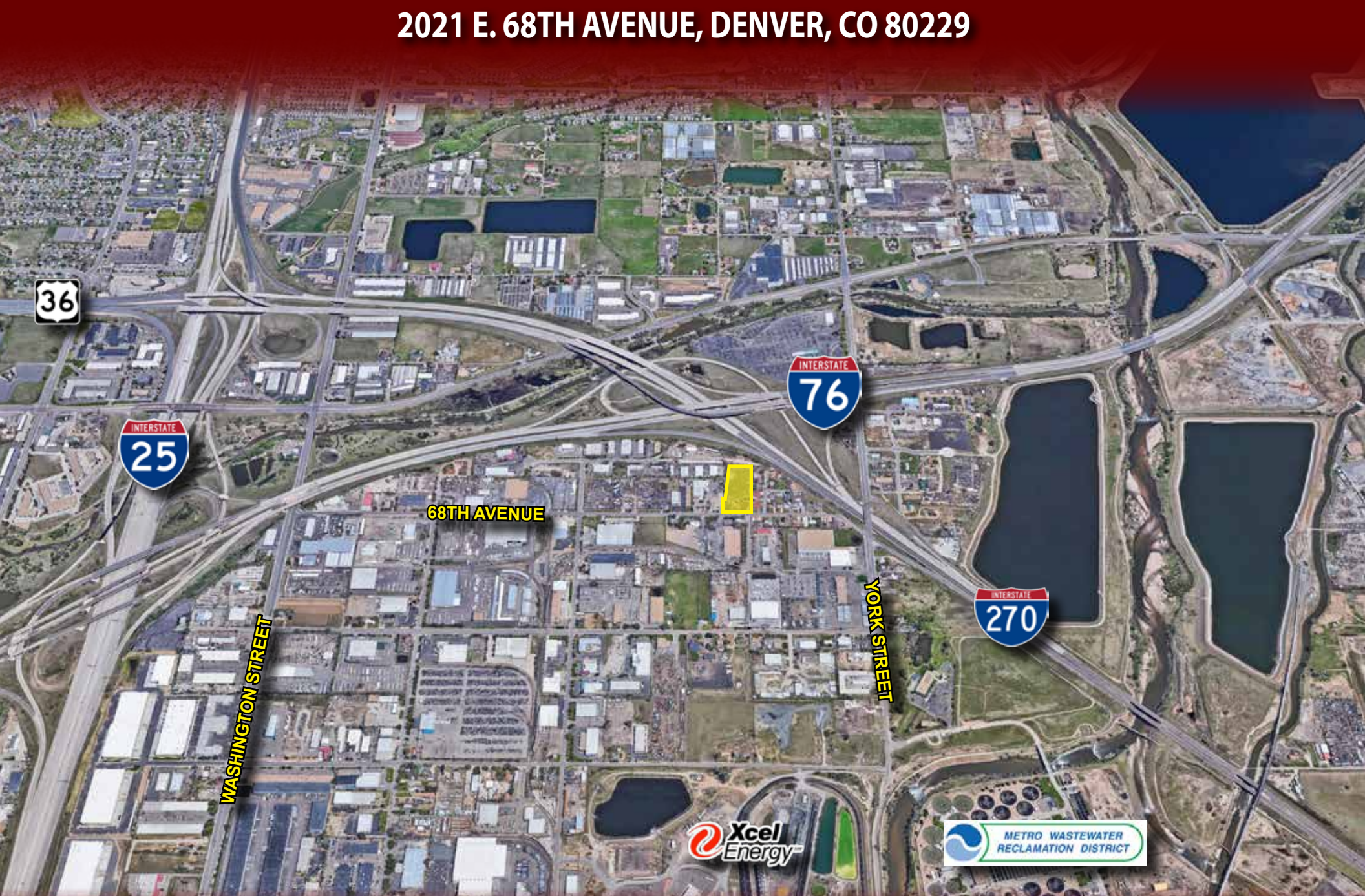
**GOODMAN
COMMERCIAL
REAL ESTATE**

2021 E. 68TH AVENUE, DENVER, CO 80229

LIST PRICE: \$1,600,000 (\$11.37/SF LAND)

- CITY: UNINCORP. ADAMS
- COUNTY: ADAMS
- BUILDING SF: 1,100 SF
- SITE SF: 140,699 SF (3.23 ACRES)
- POWER: 200A/120/240V/1P
- I-1 ZONING
- 20,000 SF BUILDING APPROVED
- EXISTING PUBLIC WATER, SEWER, AND ELECTRICAL CONNECTIONS
- EASY ACCESS TO I-76, I-25, I-270, WASHINGTON STREET, & 58TH AVENUE

2021 E. 68TH AVENUE, DENVER, CO 80229



68TH AVENUE

WASHINGTON STREET

YORK STREET



INVESTMENT CONTACTS

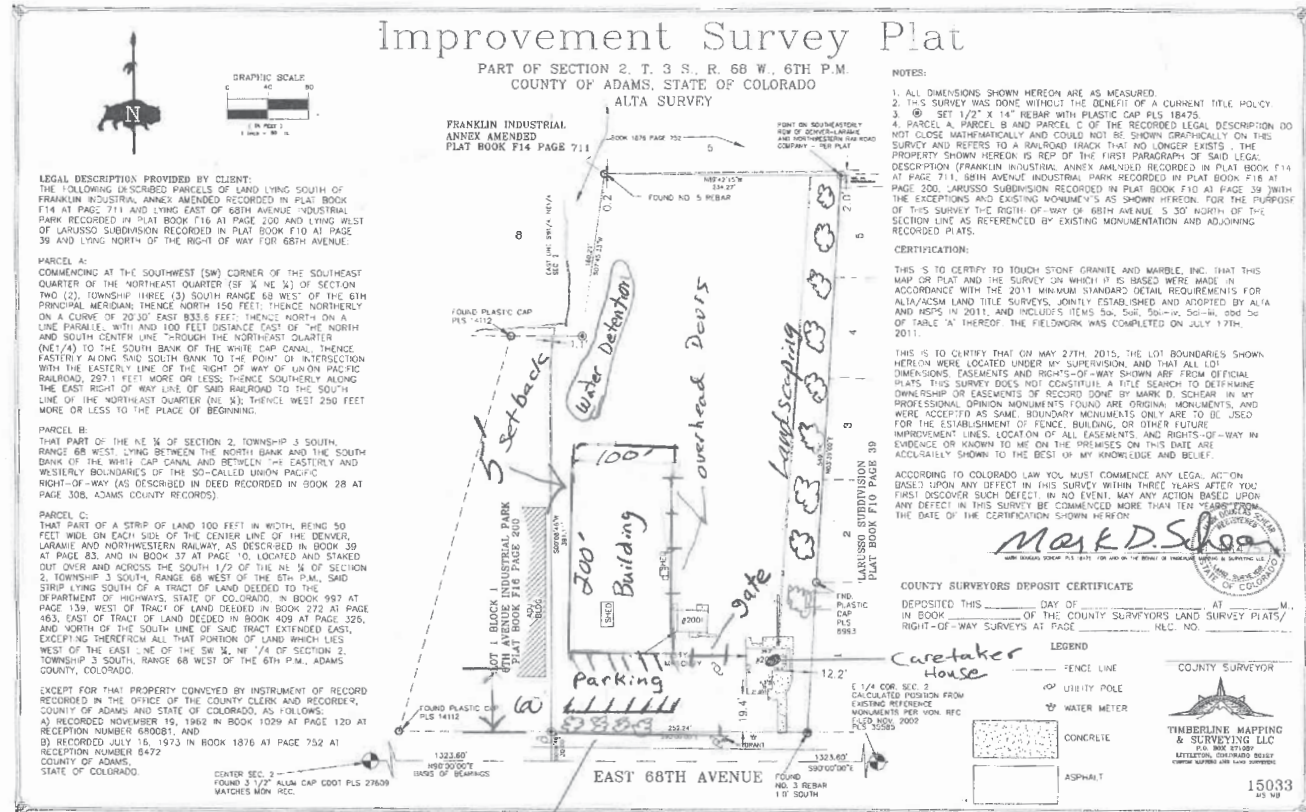


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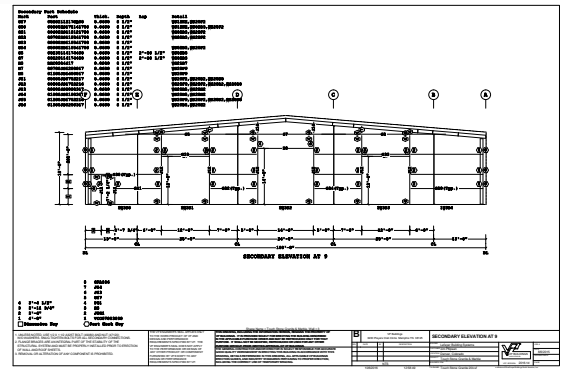
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CONTACT US FOR MORE INFORMATION



Lavid scope

SITE PLAN



LAND USE CHART

SITE AREA	138,524 SF / 3.1 AC
OFFICE AREA	1,882 SF
WORKSHOP AREA	25,000 SF
TOTAL BUILDING AREA	26,882 SF
OPEN SPACE	69,892 SF (50%)
ASPHALT	44,991 SF
CONCRETE	2,758 SF
TOTAL HARDSCAPE AREA	47,750 SF (34%)
BIKE SPACES REQUIRED	0-1 (SECTION 4-12-04-13)
BIKE SPACES PROVIDED	0
PARKING REQUIRED	21 (SECTION 4-12-04-03)
TOTAL PARKING PROVIDED (11 HANDICAP SPACE INCLUDED)	21



Touchstone Granite and Marble
 Rezone Application #2
 April 2017



Mark Goodman, SIOR