

For Sale or Lease

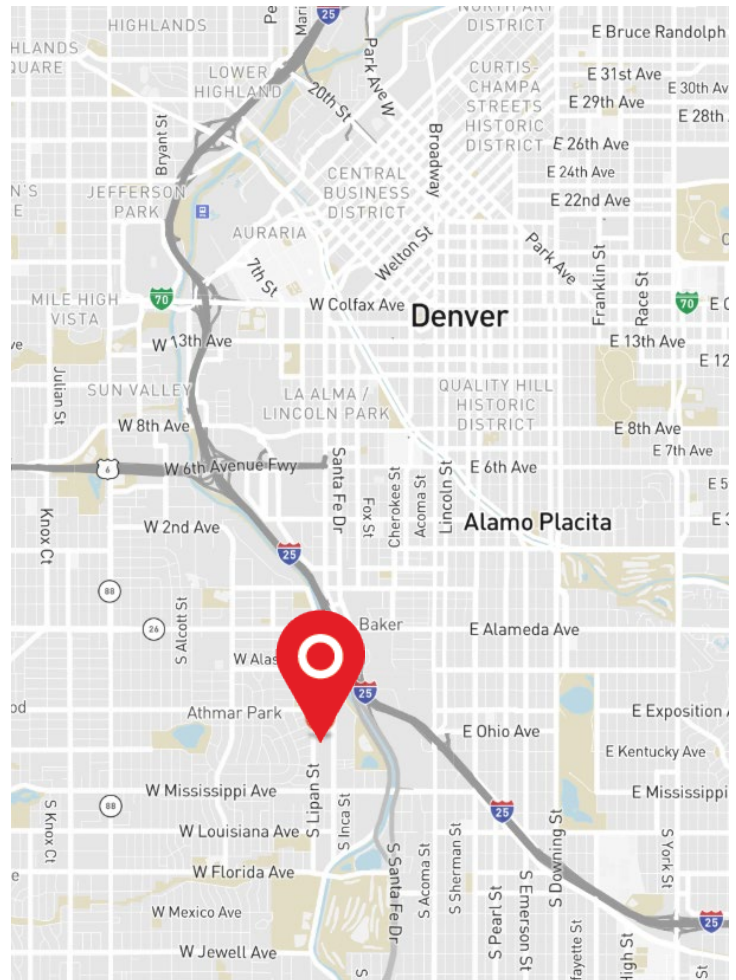
Rare infill location in Central Denver
28,863 SF on 9.58 Acres



**845 S. Jason Street &
728 S. Lipan Street
Denver, CO 80223**

Property Highlights

- Developable and/or leasable land
- Rare land opportunity with exceptional access to Santa Fe, I-25 and C-470
- Potential rail served property
- Multiple access points from both Jason and Lipan Street





845 S. Jason Street

For Sale: \$7,200,000 (\$250/SF)

For Lease: \$19/SF NNN

- Building size: 28,863 SF
- Lot size: 4.44 Acres
- Zoning: I-MX-3
- Taxes: \$36,869



728 S. Lipan Street

For Sale: \$5,150,000

For Lease: \$6,000 Per acre per month

- Lot size: 5.14 Acres
- Zoning: I-MX-3
- Taxes: \$51,133



Size
28,863 SF on 9.58 Acres



Ceiling height
14' – 20'



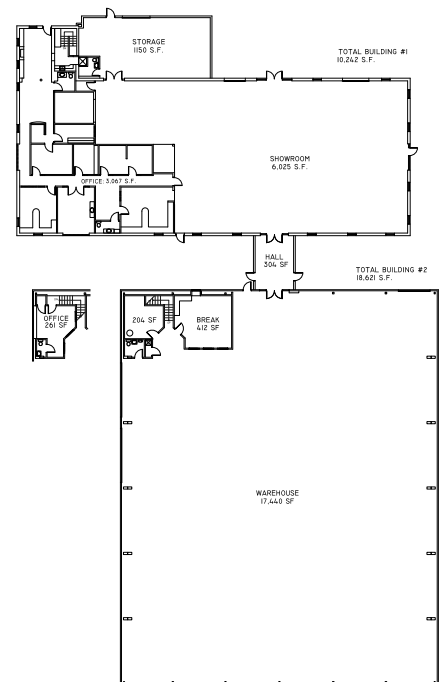
Location/Zoning
Denver County / I-MX-3



Power
2,000A , 480V, 3P



Loading
4 Drive-in doors (10' W X 14' H)



DRIVE TIMES



Santa Fe



I-25



6th Avenue



I-70



Denver CBD

For more information please contact:

Nick Steitz
+1 303 390 5212
nick.steitz@am.jll.com

James McGill
+1 303 260 6536
james.mcgill@am.jll.com



Jones Lang LaSalle Brokerage, Inc.

© 2019 Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.