



For Sale or Lease

100 N Rio Grande Blvd | Denver, CO 80223



LEASE RATE ~~WAS: \$11/SF~~ **NOW: \$10/SF**
PURCHASE PRICE: \$5.05M (-\$400K)

Property Facts

Building SF	30,324 SF
Office/ Showroom SF	±3,200 SF
Warehouse SF	±27,124 SF
Lot Size	49,949 SF (includes 115 N Mariposa St)
Clear Height	14' - 16'
Loading Doors	2 Dock-Highs (covered) 2 Drive-Ins
Zoning	I-A
Sprinkler	Yes
Power	TBV
YOC	1950
Tax	\$88,023 (includes 100 N Rio Grande & 115 N Mariposa St)

Showroom/Office/Warehouse Building with Fenced Outside Storage

Property Highlights

- Prime central location with immediate access to I-25
- Small fenced outside storage
- LED lights through out warehouse
- Covered dock-high loading doors
- In place wet sprinkler system
- Low mill levy rate: 77.5 mills

For Sale or Lease Information, please contact:

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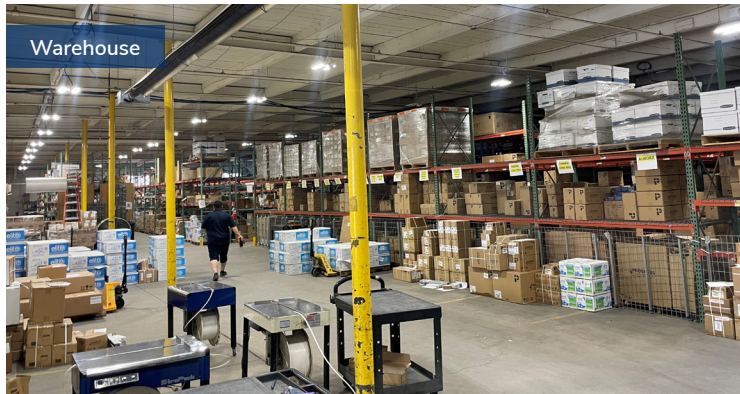
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Warehouse



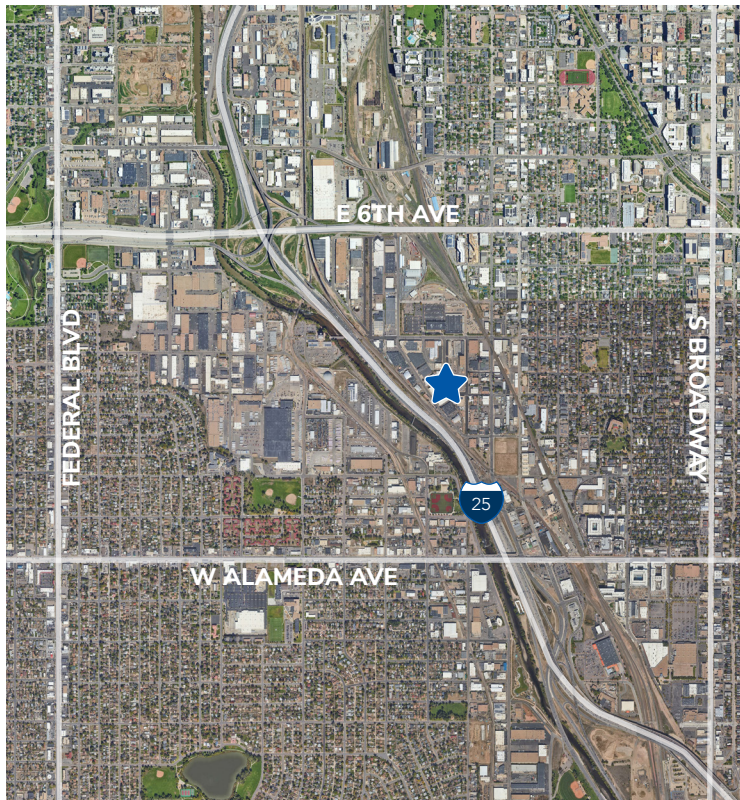
Secure Loading Area



Covered Loading Area



Secure Storage Yard



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