



Seller Financing Available



Industrial Building | For Sale or Lease

Highlights

- > Floor drains in warehouse
- > Multi-tenant capable
- > Dock platform in yard
- > Owner may carry financing

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3870 - 3880 Elm Street Denver, CO 80207

Building Information

Sale Price:	\$2,590,000 \$2,350,000
Lease Rate:	\$7.00/SF/YR NNN
NNN's:	\$4.70/SF /YR
Building Size:	14,500 SF
Loading:	One (1) Drive-In (8' x 9') One (1) Drive-In (12' x 10') and Two (2) Drive-Ins (9' x 9') One (1) Dock High Platform with Ramp
Clear Height:	12'
Power:	800 Amps (TBV)+
Zoning:	I-MX-3
Yard:	2,500 SF Fenced Yard

