

FOR SALE OR LEASE



471 Kalamath St, Denver, CO 80204

Property Highlights

- » Versatile industrial/flex property well suited for a wide range of users
- » Efficient clear-span warehouse layout provides maximum flexibility for warehouse operations
- » Ample parking accommodations with dedicated rear parking area in addition to readily available street parking
- » Exceptional central Denver location with convenient access to Interstate 25, 6th Avenue, and Alameda Avenue
- » Building signage opportunity available for enhanced visibility
- » Positioned near the transformative Burnham Yard redevelopment project

Property Details

Building Size	37,247 SF
Lot Size	1.44 acres
Clear Height	13'-14'
Ceiling Height	14'-20'
Power	Heavy Power
Loading	3 Drive in Doors and 1 Dock High Doors
Zoning	I-MX-5
Operating Expenses	Estimated at \$4.25 PSF
Taxes	\$118,776.56
County	Denver

Sale Price: \$4,500,000
Lease Rate: \$7.95/SF NNN

For more information:

ZACHARY PROPST
720-415-2761
zach@malmancr.com

RICH OTTERSTETTER
303-883-1003
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MALMAN
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Demographics

	1 Mile	3 Mile	5 Mile
Population	13,053	272,422	545,729
Households	5,881	138,769	255,958
Employees	24,588	225,442	374,032
Median Household Income	\$70,652	\$97,174	\$98,589

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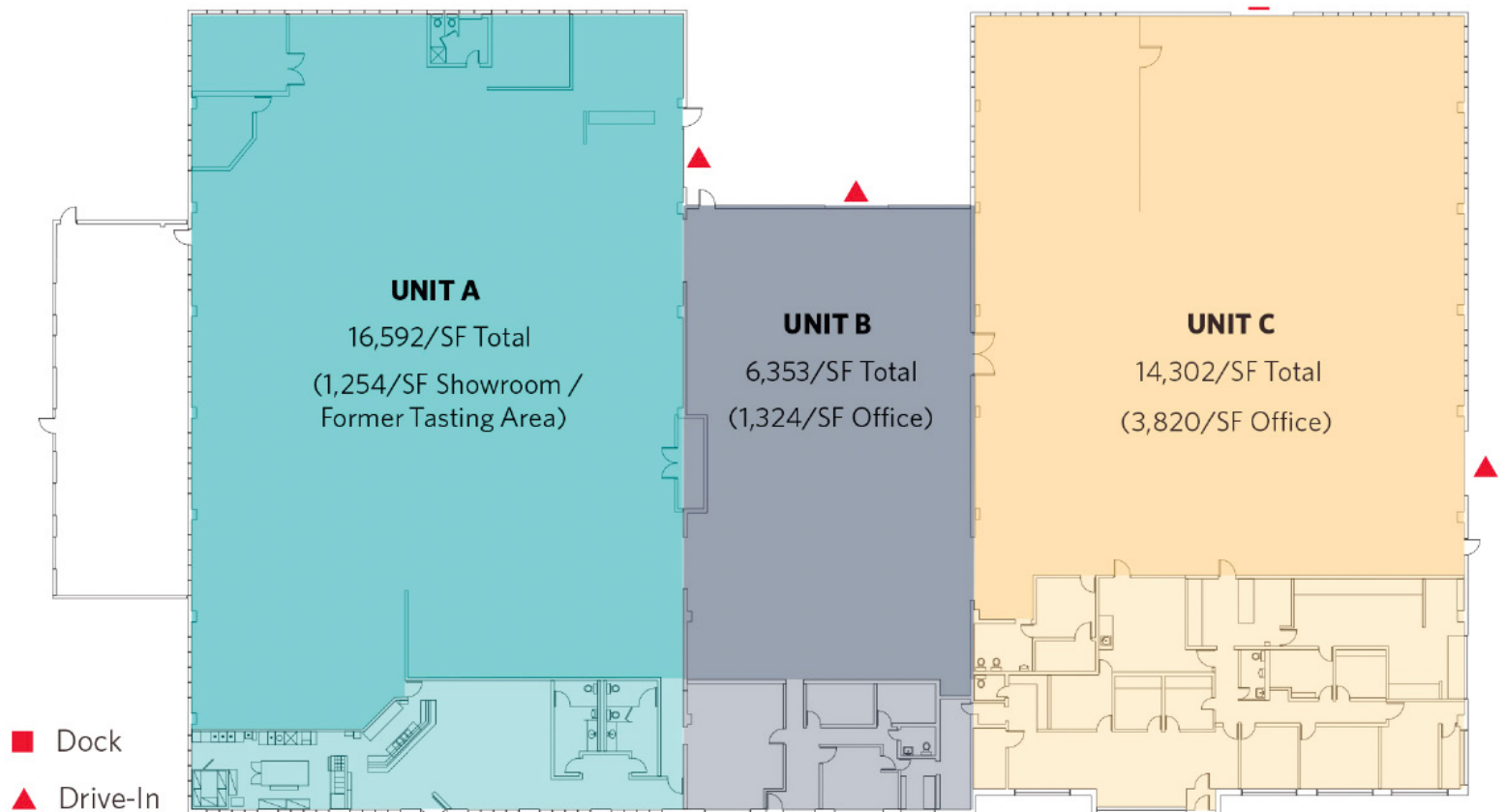
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FLOOR PLAN



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