

4435 INCA STREET
DENVER, COLORADO

Gruber Commercial Real Estate, Inc | 209 Kalamath Street #9, Denver, CO 80223 | Tel: 720-490-1442



CENTRAL WAREHOUSE WITH LARGE FENCED YARD

PROPERTY HIGHLIGHTS

BUILDING SIZE: 8,488 SF

SITE SIZE: 20,312 SF

- Large fenced yard/half paved
- Easy access to I-70 and I-25
- Walking distance to Light Rail
- Local ownership
- Over-sized drive-in loading doors (3)
- Enterprise Zone
- New roof

SALE PRICE:

NEW! \$2,350,000.00

~~\$2,400,000.00~~

~~\$2,450,000.00~~

LEASE RATE:

\$16.00 NNN

Russell Gruber

Industrial Specialist / Owner

Cell: 720-490-1442

russell@grubercr.com



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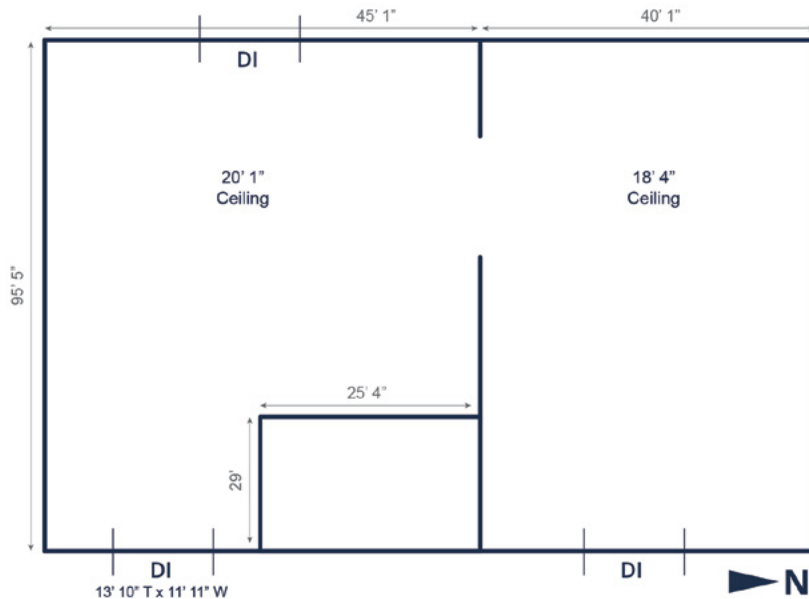
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FLOOR PLAN



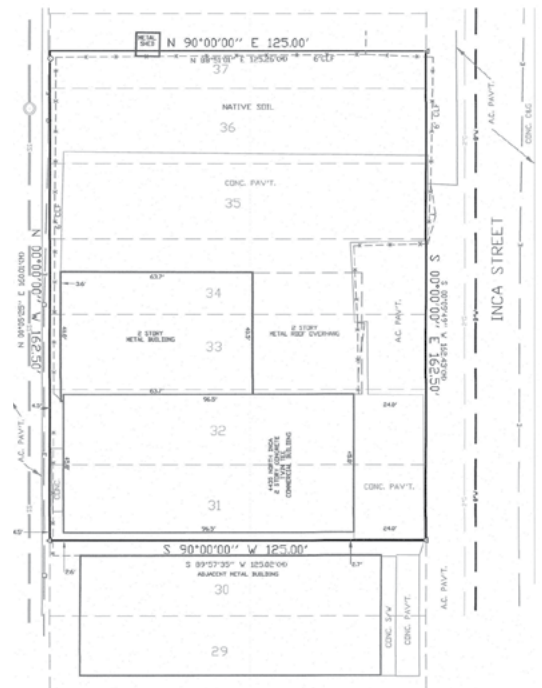
PROPERTY DETAILS

- **Building Size:** 8,488 SF
- **Site Size:** 20,312
- **Office Size:** 1,357 SF (2 levels)
- **YOC:** 1980
- **Zoning:** I-A, UO-2
- **Taxes:** \$30,636.12 (2024)
- **Estimated NNN:** \$5.00
- **Clear Height:** 18' to 20'
- **Loading:** 3 drive-in doors
- **Power:** 400 amps, 3-phase (to be verified)
- **Heat:** Gas forced heat
- **Water:** ¾" water line

AERIAL



PROPERTY SURVEY



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