

# INDUSTRIAL PROPERTY WITH YARD FOR SALE



**PRICE REDUCED!**



**UNIQUE**<sup>SM</sup>  
PROPERTIES



FULL SERVICE COMMERCIAL REAL ESTATE SOLUTIONS

0.5 MI TO HWY 85



E 120TH AVE

**OFFICE / WAREHOUSE WITH FENCED AND SECURED YARD**

**10701 E 120TH AVE**

HENDERSON, CO 80640

## Property Summary

- Functional Two-Bay Warehouse with Large Drive-In Doors
- Separate Updated Office Building
- Fully Fenced/Screened Yard Area with Power Gate
- Easy Access to I-76 and Brighton Rd
- On-Site Parking
- Air Compressor lines in warehouse

## Property Features

**Sale Price** ~~\$999,000~~ \$950,000

**Warehouse Building SF** 900 SF

**Office Building SF** 948 SF

**Lot Size** 0.72 AC

**Loading** Two (2) Drive-In Doors  
(14' x 12')

**Zoning** A-3  
(industrial uses permitted with  
*Conditional Use Permit*)

**Sprinklers** No

For more information:



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# 10701 E 120TH AVE

FLOORPLAN



# 10701 E 120TH AVE

PROPERTY PHOTOS

OFFICE



WAREHOUSE



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