

FOR SALE & LEASE

21,070 SF SERVICE SHOP/WAREHOUSE

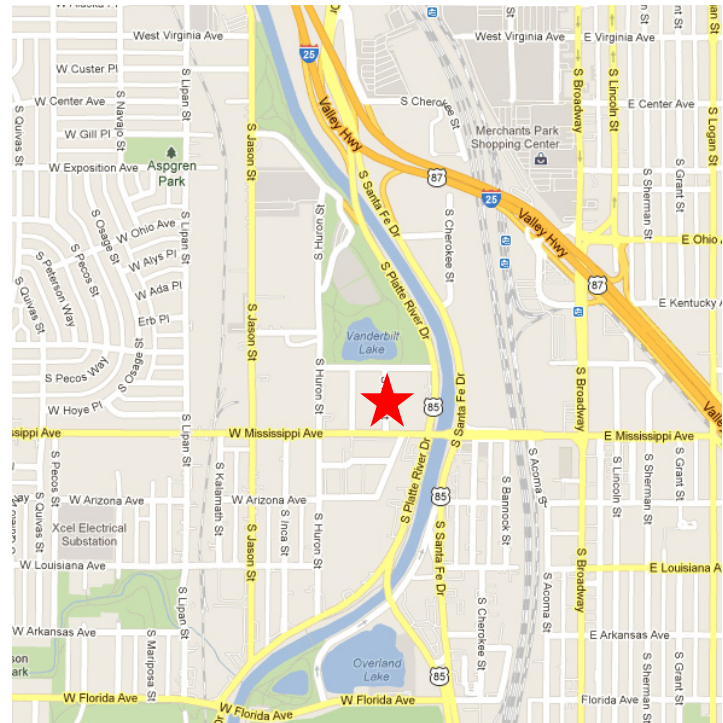


1051 South Platte River Drive, Denver, CO 80223

Building Size:	21,070 SF
Office Area:	650 SF
Site Size:	39,752 SF
Year Built:	1964
Construction:	Masonry
Ceiling Clearance:	16' ±
Electrical:	200 Amp, 240V, 3ph 200 Amp, 240V, 1ph
City/County:	Denver/Denver
Zoning:	I-A, UO-2
Access:	Highway 85
Loading:	2 – 10'x10' Grade Level 1 – 10'x10' Dock Well
Sprinklered:	No
HVAC:	Evaporative Cooling
RE Taxes:	\$22,859
Sale Price:	\$1,975,000
Lease Rate:	\$7.50/SF NNN
Expenses:	\$1.30/SF est.

General Remarks:

- Great Retail Service Shop/Warehouse
- Fenced Yard
- Excellent Highway Exposure.



For Information Contact:

Richard S. Hubina, SIOR
rick@ringsbyrealty.com
(303) 991-3821

RINGSBY REALTY CORPORATION
1123 Auraria Parkway | Suite 200 | Denver, CO 80204
www.ringsbyrealty.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.



FOR SALE & LEASE

21,070 SF SERVICE SHOP/WAREHOUSE

1051 South Platte River Drive, Denver, CO 80223



For Information Contact:

Richard S. Hubina, SIOR
rick@ringsbyrealty.com
(303) 991-3821

RINGSBY REALTY CORPORATION

1123 Auraria Parkway | Suite 200 | Denver, CO 80204

www.ringsbyrealty.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

