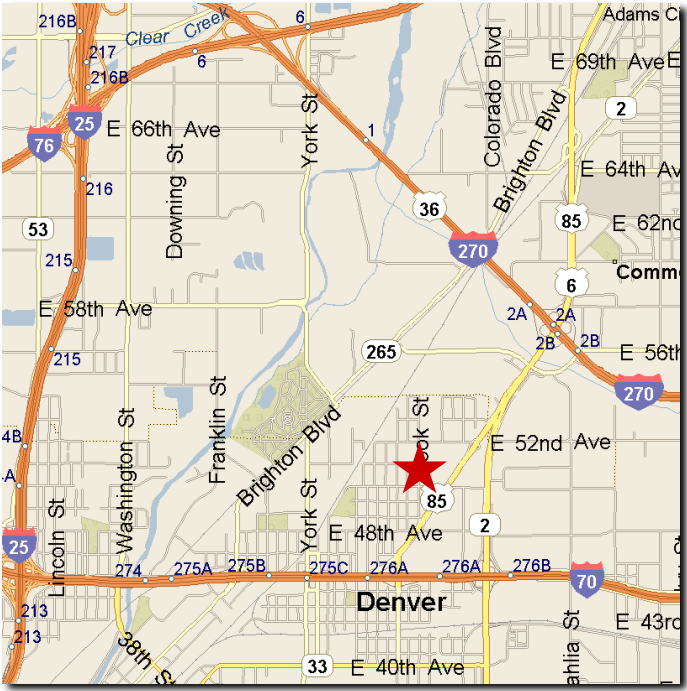


# FOR SALE OR LEASE

5100 COOK STREET - DENVER  
SMALL OFFICE, SHOP & STORAGE/FABRICATION BLDG



- Paved, Lit & Fenced Yard
- 5 Minutes to I-70 & Vasquez Blvd.
- Owner Will Consider Leasing Back a Portion of Office and Yard or Splitting the Property For Lease
- Well Cared for Office Building
- Heavy Zoning (I-A UO-2)
- Great for Trucking, Construction Equipment or Oil Service Companies



<b>Office Bldg :</b>	6,298 SF
<b>Storage/Fabrication Bldg:</b>	5,716 SF
<b>Shop Bldg:</b>	<u>2,000 SF</u>
<b>Total Available:</b>	<b>14,014 SF</b>
<b>Lot Size:</b>	4.34 Acres
<b>Zoning:</b>	I-A UO-2 (Formerly I-1)
<b>YOC:</b>	1973
<b>Clear Height:</b>	14'
<b>Loading:</b>	4 Docks, 2 Drive-Ins
<b>Power:</b>	100 Amp, 120/208 Volt, 3 Phase
<b>Lease Rate:</b>	\$10,000/Month NNN
<b>Sale Price:</b>	\$1,300,000



**For Information Contact:**

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alex@ringsbyrealty.com  
(303) 892-0120

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



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