

FOR SALE/LEASE

FREESTANDING WAREHOUSE WITH YARD

6700 Stapleton Drive South – Denver, CO 80216



- Fenced, Secured & Paved Yard
- Highway Visibility
- Highway Signage
- Sprinklered
- Heavy Power



Building Size: 40,000 SF
Office Size: 2,700 SF
Site Size: 84,442 SF
Clearance: 20'
Zoning: I-2
Year Built: 1964
Construction: Block
Loading: 5 Dock High
2 Drive-In
3 Rail
Taxes (2007): \$26,526
Sale Price: \$1,999,000
Lease Rate: \$3.95/SF NNN



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