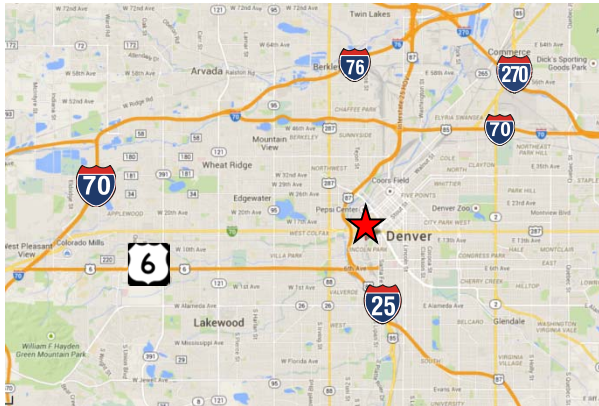


FOR SALE

LEASED INVESTMENT/REDEVELOPMENT OPPORTUNITY IN CENTRAL DENVER



1520 W. 13th Avenue, Denver, CO 80204



Total Building Size:	+/- 16,931 SF
Office SF:	1,664
Lot Size:	+/- 35,719 SF (0.82 Acre)
YOC:	1962
Loading:	9 Dock High Doors
Ceiling Clearance:	13'6" – 18'4"
Yard:	+/- 9,400 SF Paved Yard & +/- 1,950 SF Unpaved Fenced Yard
Zoning:	I-MX-5, UO-2
Taxes:	\$13,051.78 (2014)
Sale Price:	\$1,625,000

Features:

- 100% NNN Leased to KSE until 7/16/2016 @ \$4.32 NNN
- KSE rent increased to \$4.45 NNN June 2015
- Irreplaceable Real Estate in Central Denver
- Newly Updated – painted exterior/interior, new carpet lighting, glass entry, windows, new parking area



LOCAL EXPERTS. INDUSTRIAL STRENGTH.

RINGSBY REALTY CORPORATION
1336 Glenarm Place | Suite 200 | Denver, CO 80204
www.ringsbyrealty.com

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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.

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1520 West 13th Avenue, Denver, CO 80204

RTD LIGHTRAIL STATION =



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