

# FOR SALE

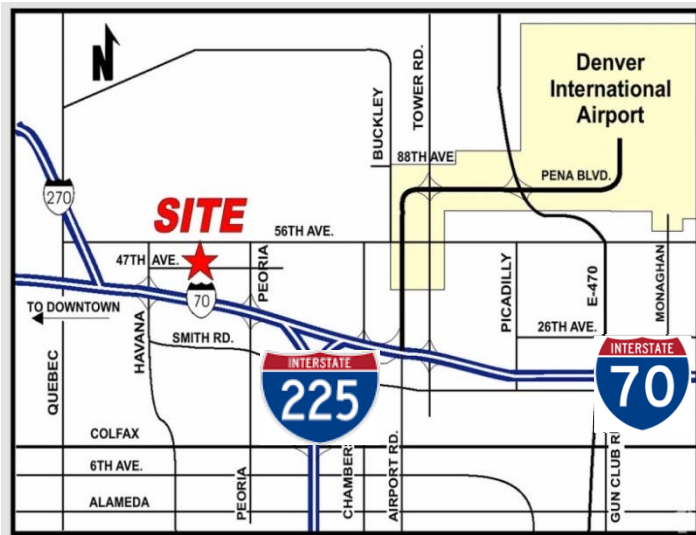
## Freestanding Warehouse Food Preparation / Cooler Building



- MMJ Zoning
- Air, Gas & Water Lines Throughout
- Floor Drains
- New Sewer Lines
- 100% HVAC in Prep Area
- Washable Walls in Prep Area
- Sealed/Epoxy Floors in Prep Area
- Exhaust Hoods
- FDA Food Facility
- Food Grade Seals Around Dock High Doors

**11075 E. 47<sup>th</sup> Ave., Denver CO 80239**

- Building Size:** 11,100 SF  
**Office Size:** 2,200 SF  
**Site:** 24,829 SF  
**Loading:** 2 Docks  
**Clear Height:** 17'  
**Zoning:** I-2 (F-1 / Food Processing)  
**Year:** 1969, Remodeled in 2003  
**Power:** 600 AMPS  
3 Phase, 208 Volts  
(power to be verified)  
**Sale Price:** \$1,700,000 (\$153/SF)



### LOCAL EXPERTS. INDUSTRIAL STRENGTH.

**RINGSBY REALTY CORPORATION**

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

**Alex Ringsby, SIOR**  
alex@ringsbyrealty.com  
(303) 892-0120

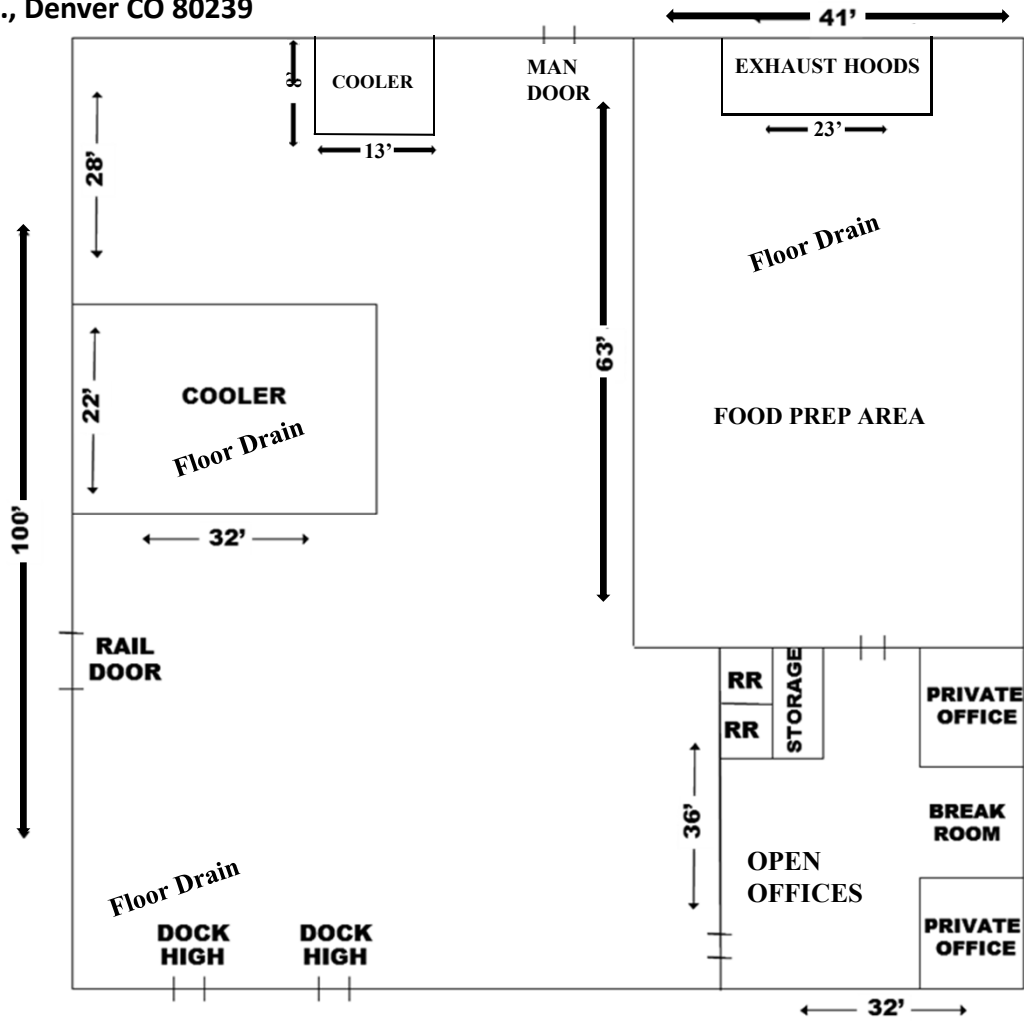
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No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any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

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