

FOR SALE OR LEASE

3801 East 50th Avenue
Denver, CO 80216



- GREAT ACCESS TO I-70, COLORADO BLVD. AND VASQUEZ
- SPRINKLERED / HEAVY POWER
- FREESTANDING BLDG W/ FENCED , PAVED YARD
- CONCRETE AND BLOCK CONSTRUCTION



Building Size:	21,213 SF
Office Size:	1,950 SF
Site Size:	1.16 Acres
Loading:	4 Drive Ins, 3 Dock High Doors
Ceiling Height:	22' – 24'
Zoning:	I-1, Denver
Power:	1000 Amps, 480 Volt, 3 Phase (to be verified by electrician)
Sprinklered:	Yes
Year Built:	1976
Taxes (2017):	\$31,474
Lease Rate:	\$7.50/SF NNN, \$1.85 Expenses
Sale:	\$3,000,000



LOCAL EXPERTS. INDUSTRIAL STRENGTH.

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

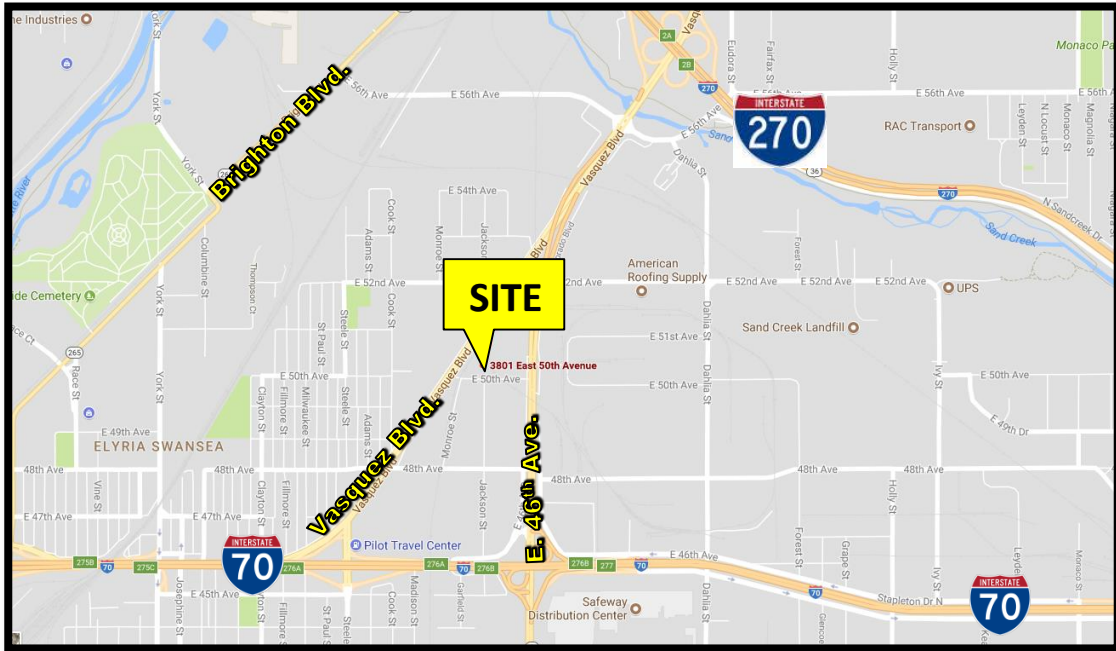
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