



LOCAL EXPERTS.
INDUSTRIAL STRENGTH.

FOR SALE
1180 W. 52nd Ave.
Bldg. 6
Denver, CO



**9,626 SF Industrial Building
on 1.6 Acres**

Sale Price: \$2,400,000

PROPERTY FEATURES:

- RARE CENTRAL LOCATION
- GREAT ACCESS TO I-70, I-25 & I-76
- HEAVY ZONING ALLOWS FOR OUTSIDE STORAGE
- IDEAL SERVICE / MAINTENANCE BUILDING w/ OVERSIZED DOORS AND EXCESS YARD

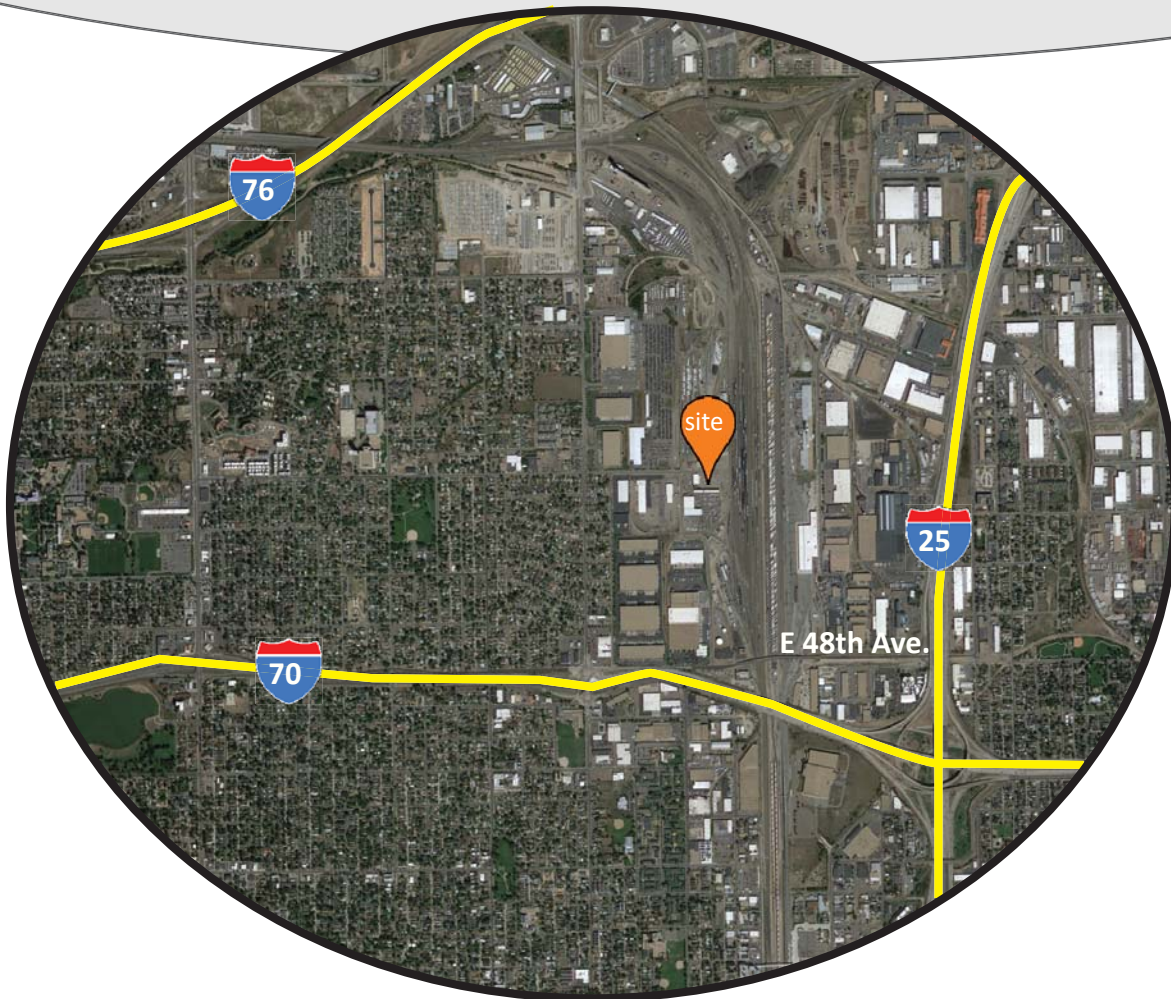


Building SF:	9,626
Site Size:	1.6 Acres
County:	Denver
Zoning:	I-B
Truck Loading:	(1) 12' x 16' (5) 12' x 14' Drive-in Doors
Clear Height:	16'
Year Built:	1961
Sale Price:	\$2,400,000



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