

AVAILABLE FOR LEASE

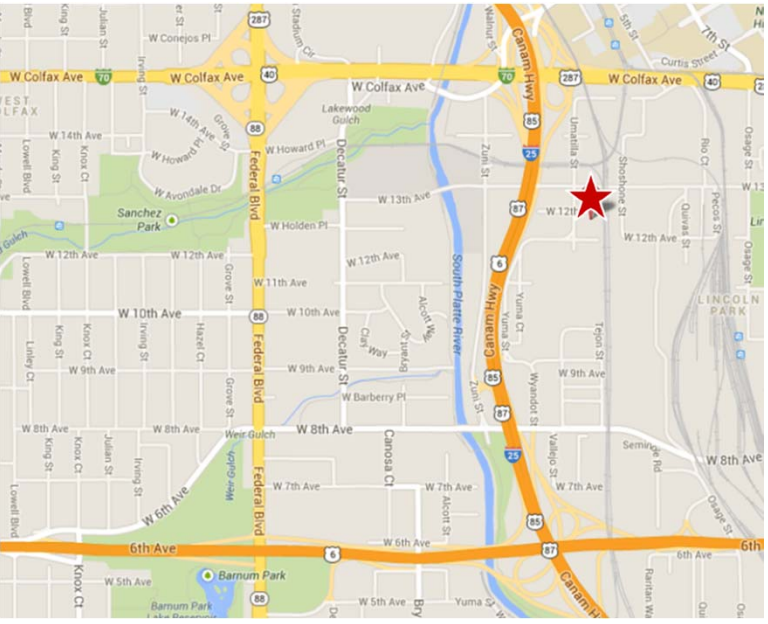
16,000 SF INDUSTRIAL BUILDING ZONED I-B
DENVER CENTRAL



1820-1840 W. 12th Place | Denver, CO 80204

Building Size:	16,000 SF
Lot Size (SF):	26,877 SF
Lot Size (Acres):	.62
Power:	120/240 volt, 3 phase (to be verified by Buyer)
YOC:	1972
Clear Height:	16 Feet
Full Docks:	2
Drive-ins:	1
Sprinklers:	Yes (.58 gpm)
Zoning:	I-B
Lease Rate:	\$7.75 NNN
Taxes:	\$18,520.76

- Vacant 16,000 SF Building
- Currently Single Tenant Building but could be used as a Two Tenant Building
- Zoned for Grow (\$15.00 NNN)
- Near Colfax and I-25
- Sale Possible



LOCAL EXPERTS. INDUSTRIAL STRENGTH.

RINGSBY REALTY CORPORATION
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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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