



**LOCAL EXPERTS.  
INDUSTRIAL STRENGTH.**

# FOR SALE INDUSTRIAL WAREHOUSE

455 W. Wesley Ave.,  
Denver, CO 80223



## PROPERTY FEATURES:

Building Size:	10,000 SF
Office:	1,200 SF
Lab/Clean Room:	4,000 SF (ISO Class 5)
Year Built:	1957
Zoning:	I-MX-3
Site Size:	0.59 AC
Clearance:	16'
Loading:	1 drive-in door 1 dock-high door
Power:	Heavy (to be verified)
Taxes:	\$41,150.22
Sale Price:	\$2,250,000



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- Class 5 ISO Lab/Clean Room
- Skylights
- Property is adjacent to Light Rail D Line
- Great access to Evans Ave. and Santa Fe Blvd.

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