



**LOCAL EXPERTS.
INDUSTRIAL STRENGTH.**

Industrial Building FOR SALE OR LEASE

**1055 S Fox St.
Denver, CO 80223**



PROPERTY DETAILS:

Building SF:	11,600
Clear Height:	12' - 18'
Loading:	1 dock-high door w/ possible 2nd door
Year Built:	1964 (2019 remodel)
Zoning:	I-A
Sale Price:	\$1,975,000
Lease Rate:	TBD

- Turn-key grow facility
- Heavy-power 2000 amps (to be verified by electrician)
- \$3 million in renovations (2019)
- Newer roof

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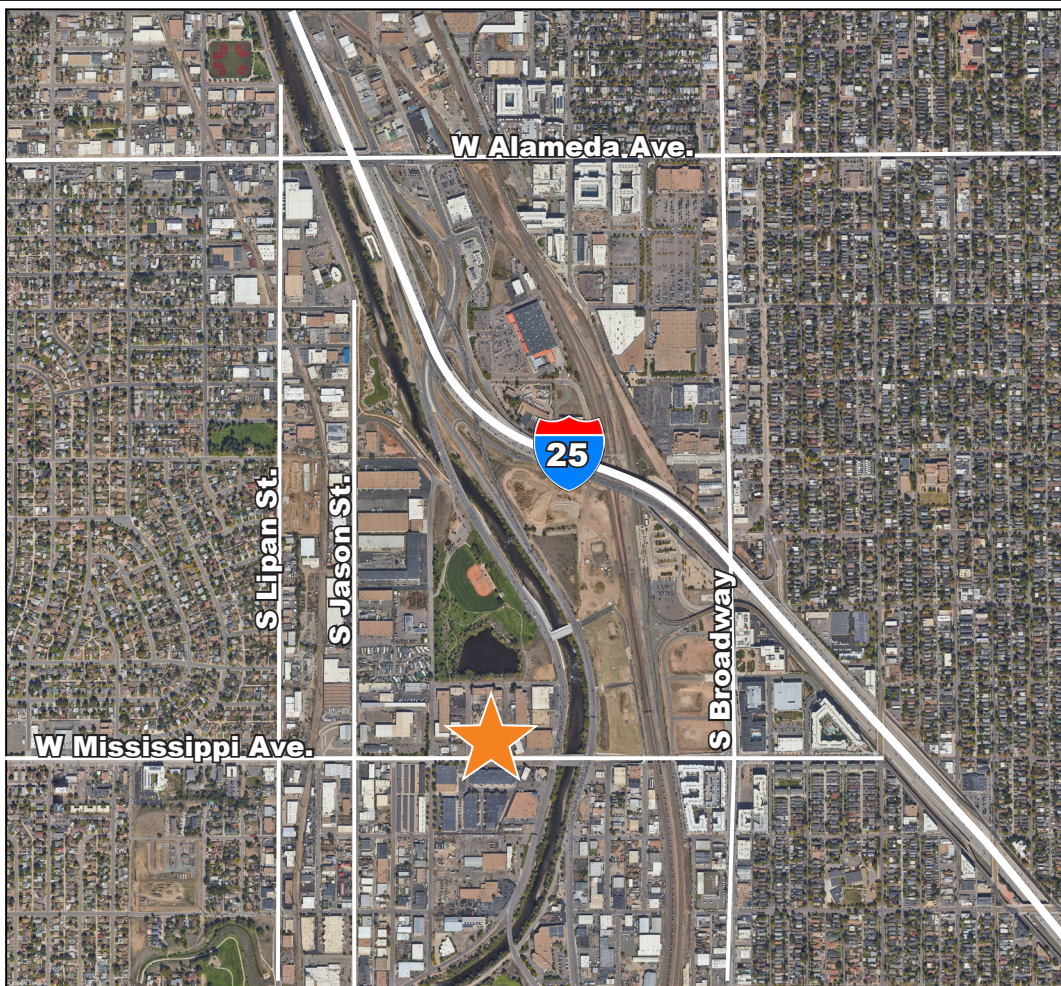
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PROPERTY FEATURES

- Total remodel in 2019 - over \$3M
- Turn-key grow facility
- Heavy power 2000 amps 3 phase (tbv)
- 3 large grow rooms
- Full lighting package
- Full watering package
- A/C with chillers
- Showers
- Locker rooms
- Security
- Vault
- Newer offices
- 1 dock-high door - 2nd possible
- ADA ramp
- Newer roof
- No license (mmj) with property



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