

WAREHOUSE FOR LEASE OR FOR SALE

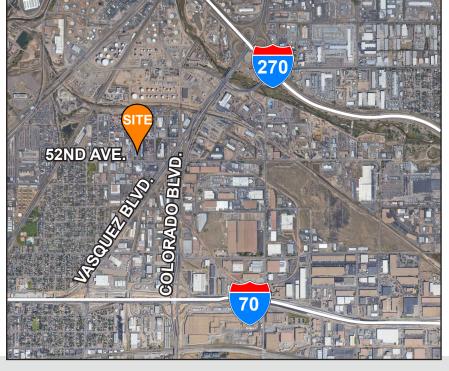
3680 E. 52nd Ave. Denver, CO 80216



PROPERTY FEATURES:

Building Size: 25,552 SF Office: 4,000 SF Shop: 2 Bay **Site Size:** +/- 2.8 AC **Clear Height:** 12'-18' 2 (16'x18') **Drive-ins:** 22 and 1 ramp Docks: Zoned: I-A Lease Rate: \$27,500/MO

\$4,250,000



- Great access to I-70, I-270, and Colorado Blvd.
- 2 bay truck shop 16'x18' doors
- Lockers & showers

Sale Price:

Directly across the street from 4.08 AC
yard property, that is also on the market
5200 Monroe St.

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