



LOCAL EXPERTS.  
INDUSTRIAL STRENGTH.

# OFFICE/WAREHOUSE BUILDING W/ LARGE YARD FOR SALE

## 4738 Grandview Blvd. Dacono, CO 80514



### PROPERTY FEATURES:

**Building 1 SF:** 3,583 SF office building  
+ 1,000 SF shop

**Building 2 SF:** 10,962 SF warehouse

**Clear Height:** 14'-28' (Barrel Roof)

**Site:** 10.36 AC

**Zoning:** I-1, Industrial

**Property Taxes:** \$51,740 (2023)

**SALE PRICE:** Contact Broker



#### SITE:

- Fully fenced
- Fully graded and surfaced

#### OFFICE BUILDING:

- Built in 1992
- Five offices
- Training/bullpen area
- Kitchen
- Two drive-in doors into shop

#### WAREHOUSE:

- Built in 2005
- 14' drive-in door
- 8' drive-in door
- Power but no heat
- Metal truss and tarp roof

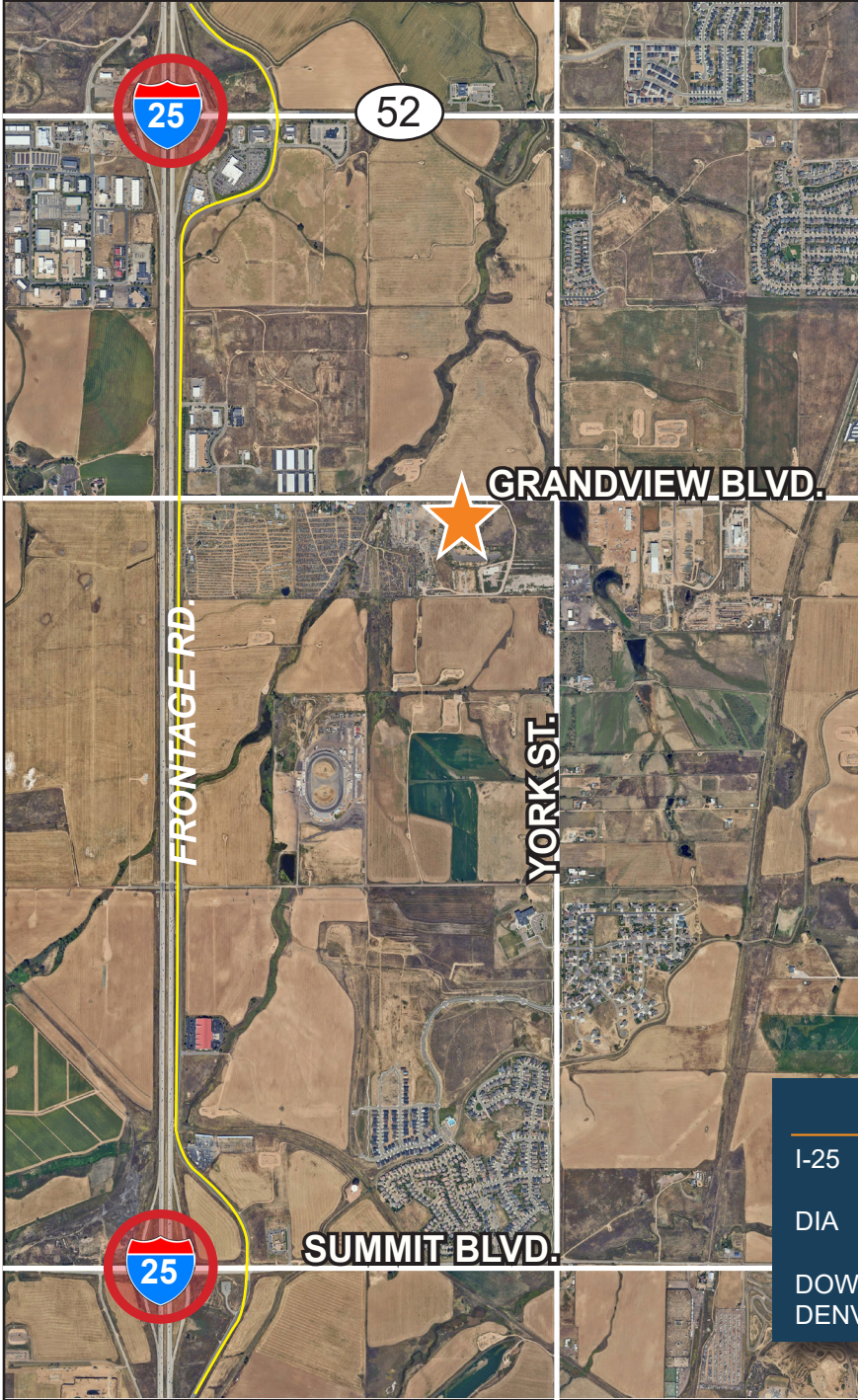
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DRIVE TIMES	
I-25	3 MINUTES
DIA	25 MINUTES
DOWNTOWN DENVER	30 MINUTES

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1801 W. Colfax Ave.  
Denver, CO 80204  
[www.ringsbyrealty.com](http://www.ringsbyrealty.com)

*Point of Contact:*

**Tom Myers**

[tom@ringsbyrealty.com](mailto:tom@ringsbyrealty.com)  
(303) 892-0115

**Jake Cook**

[jake@ringsbyrealty.com](mailto:jake@ringsbyrealty.com)  
(303) 892-0118