



# For Sale

## Available March 1, 2018

Price:	\$3,600,000 (\$127/SF)
Size:	28,340 SF (7,458 SF office)
Lot size:	2.13 Acres
Loading:	1 drive in, 3 dock doors, 2 pit levelers
YOC:	1990
Zoning:	I-2
Sprinklers:	Wet system throughout
Clear height:	21'
Taxes:	\$44,769.20 (2016)
Highlights:	Freestanding building Great highway access Concrete tilt-up New Roof Updated lighting

**6883 E. 47<sup>th</sup> Avenue  
Drive  
Denver, CO 80216**

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