

INDUSTRIAL FOR SALE

6345 DOWNING ST.

DENVER, COLORADO 80216

PRIME NORTH CENTRAL LOCATION - HIGH IMAGE

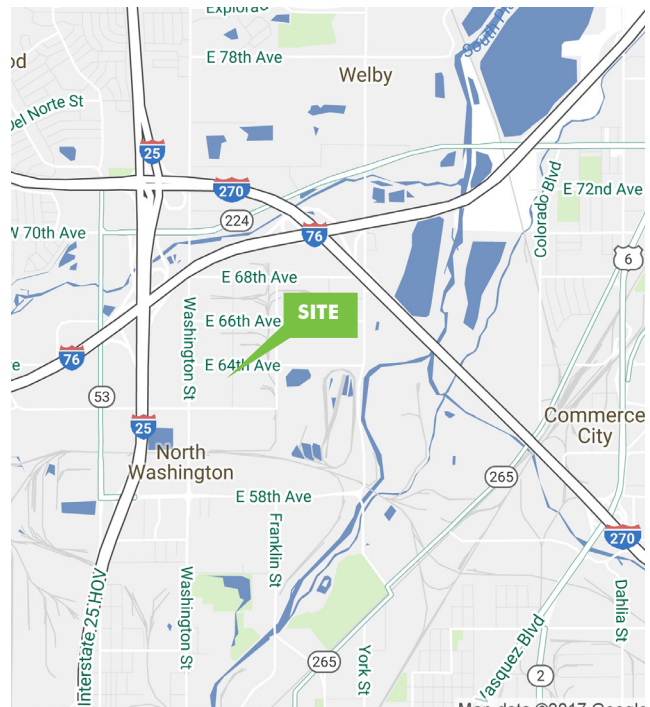


PROPERTY FEATURES

Available	±31,219 SF
Office	±9,598 SF with ±1,318 SF of mezzanine (not included in overall square footage)
Land Area	±2.15 AC
Loading	(1) 10'x10' and (1) 16'x12' drive-in door
Year Built	1997/2017
Sprinkler System	ESFR
Parking	Ample
Clear Height	20'-28' in warehouse; 10'-20' in office
Electrical	120/208V; 600A; 3PH (to be verified)
Zoning	I-2, Unincorporated Adams County
Taxes	\$32,179.64(2016 before addition)
Sale Price	\$4,350,000 \$4,200,000
Features	<ul style="list-style-type: none">• Freestanding building• High image• Brand new build-out• Prime North Central location



SITE LOCATION



www.cbre.com/denver

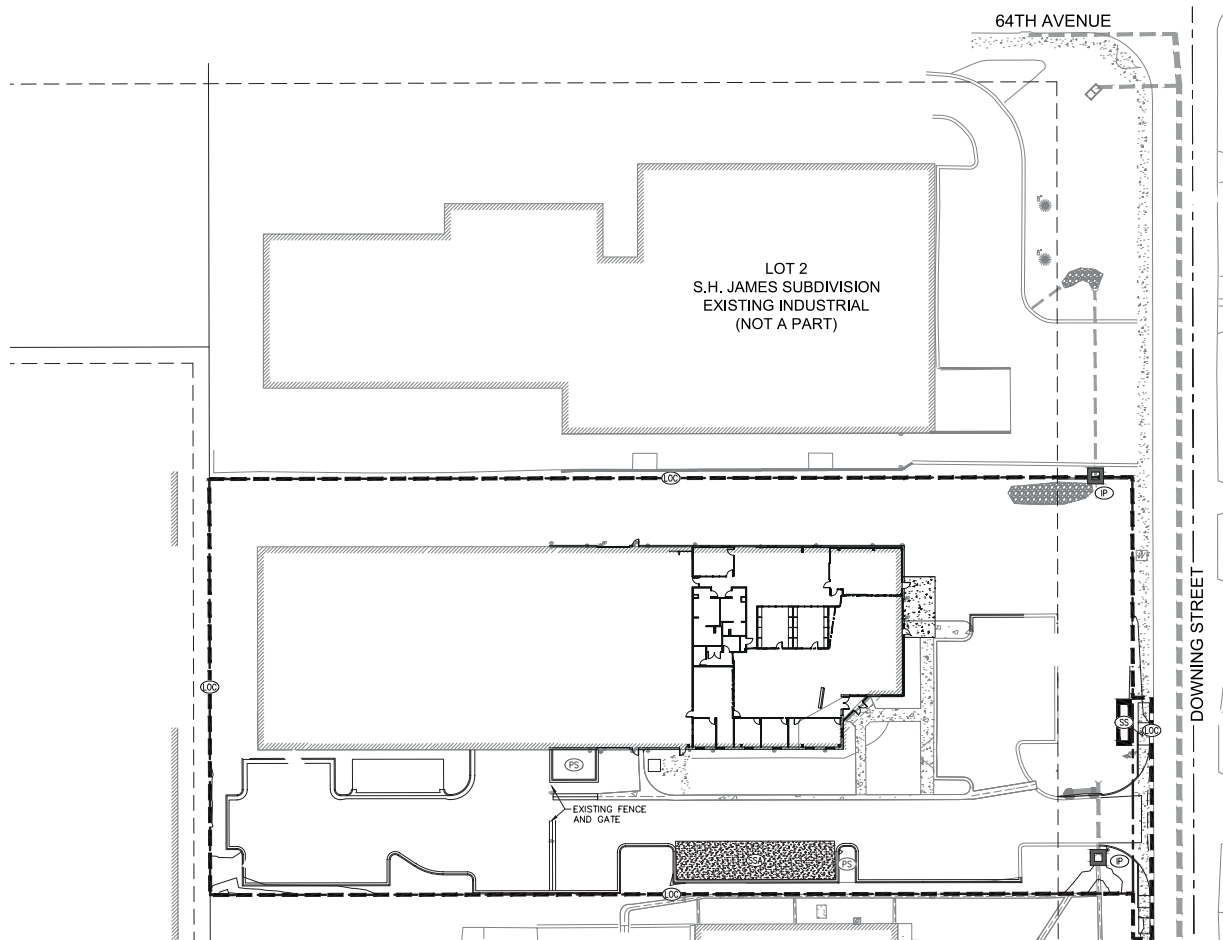
CBRE

FOR SALE 6345 DOWNING ST.

Denver, Colorado 80216



SITE DETAIL



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