

Central Manufacturing/Warehouse Building

FOR SALE OR LEASE

750 Canosa Court

SALE PRICE \$3,750,000 (\$178.57/SQ.FT.)

LEASE RATE \$12.00/SQ.FT. NNN)



DOORS: DOCK HIGH WITH COVERED LOADING

POWER: 3 PHASE HEAVY AMPS

CEILING HEIGHT: 14 FEET

CONSTRUCTION: BRICK AND BLOCK

ROOF: NEW WITH 10 YEAR WARRANTY

BUILDING SIZE: 21,000 sq.ft.

LOT SIZE: 36,564 sq.ft.

ZONING: I-A

PRESENT USE: MANUFACTURING

TAXES: \$61,807 (2022)

GREAT LOCATION CLOSE TO DOWNTOWN DENVER, JUST WEST OF I-25 AND JUST NORTH OF 6TH AVENUE. FENCED PARKING OR STORAGE LOT IN BACK. APPROXIMATELY 3,500 SQ. FT. OFFICE BUILD-OUT INCLUDING RECEPTION, CONFERENCE ROOM, 8 OFFICES, LUNCHROOM, RESTROOMS AND A VAULT. WAREHOUSE/MANUFACTURING AREA FEATURES ADDITIONAL RESTROOMS, LAB SPACE AND STORAGE AREAS.

OFFERED BY: GORDON EATHERTON, BROKER/OWNER, M:303-667-4746, GWEATHERTON@COMCAST.NET

DIRECT INQUIRIES TO MY ASSISTANT: JESSICA SCHULZE, M:303-881-5703, JLSCHULZE2@GMAIL.COM