



FOR LEASE

7 Bay Truck Maintenance/Warehouse Bldg With Yard

1207 S Platte River Dr | Denver, CO 80223



Heavy Power, Great For Manufacturing Also!

CONTACT:

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UNIQUE PROPERTIES

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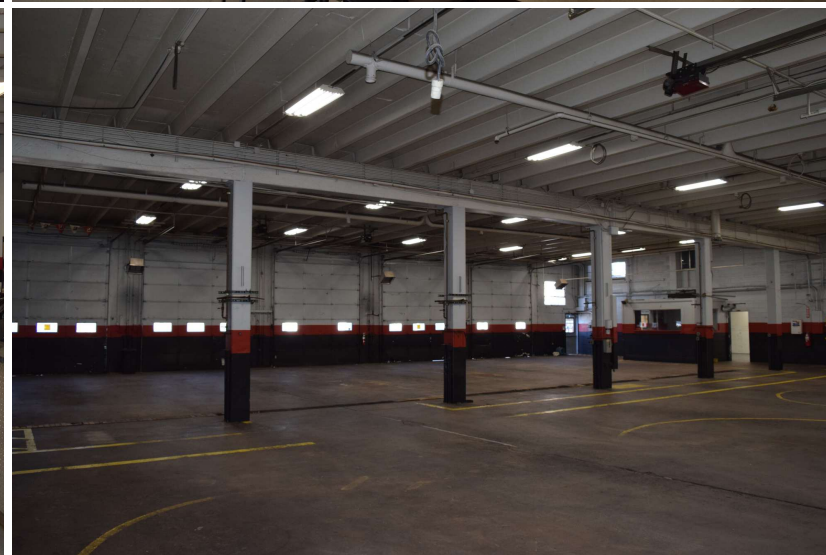
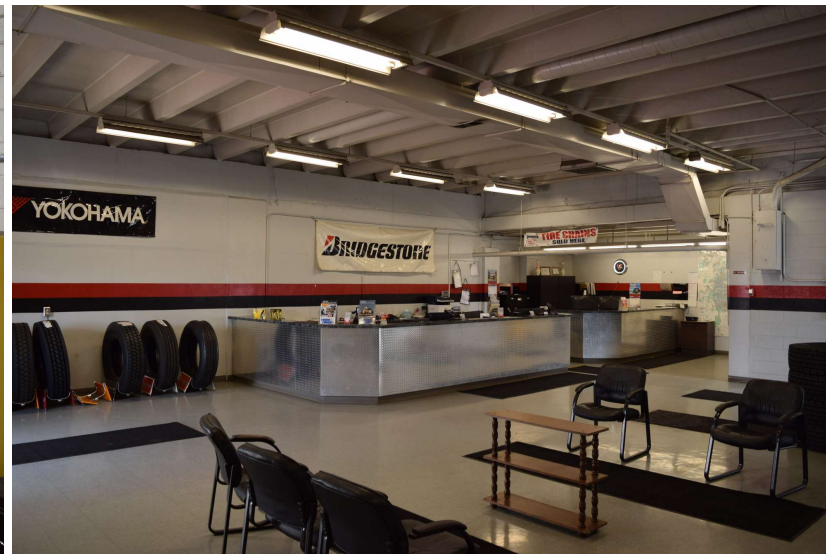
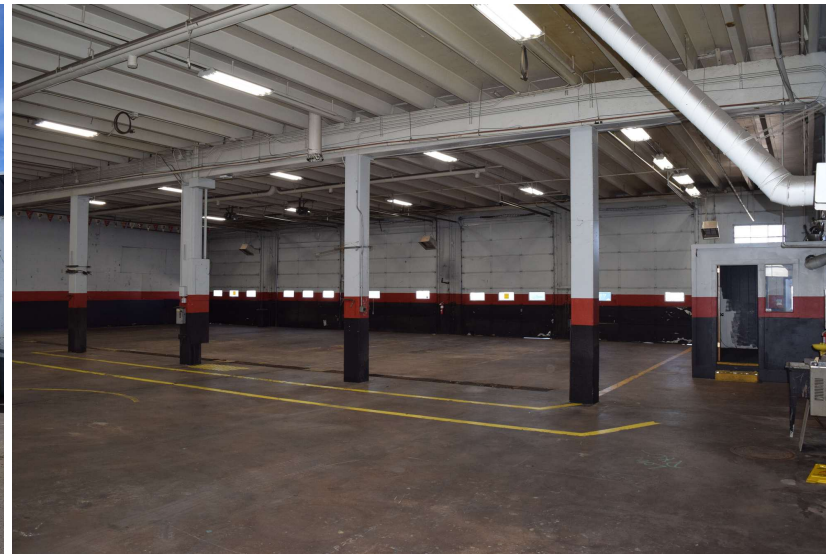
OFFERING SUMMARY

Available SF:	17,632 SF
Lease Rate:	\$12.00 SF/yr (NNN)
NNN's:	\$3.27 per SF
Yard Size:	22,418 SF
Power:	3 P 700 A 120/240 V
Grade Level Doors:	Seven 12'x14'
Ceiling Height:	14'-16' clear
Year Built:	1957
Zoning:	I-A

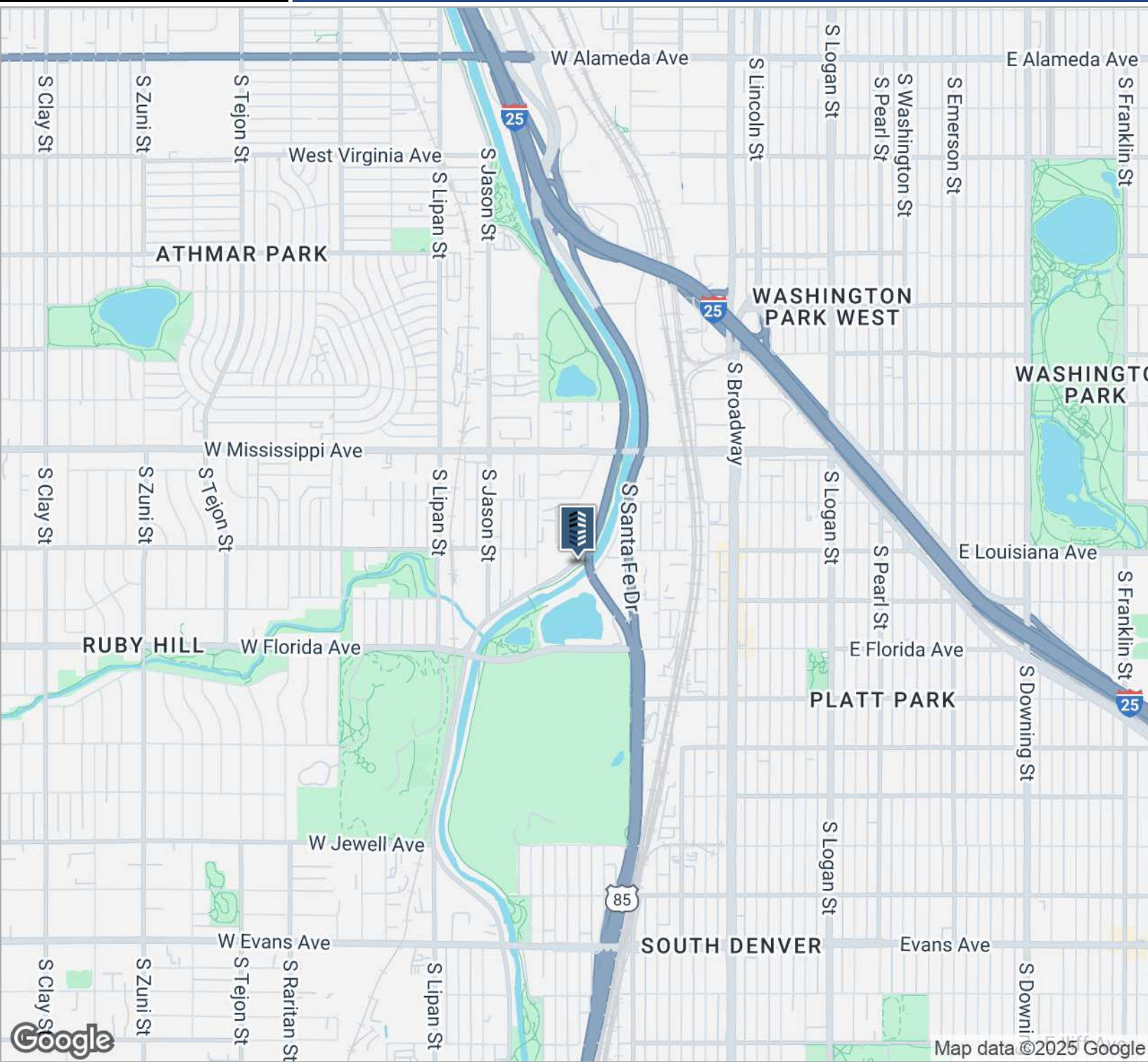
PROPERTY HIGHLIGHTS

- Great for truck/vehicle maintenance, manufacturing, tire sales, retail/showroom, service companies, contractors and more!
- Formerly used for tire sales and truck maintenance
- Seven bays w/ 12'x14' roll up doors
- Large retail/showroom area.
- Trench drain and heavy power!
- 22,418 SF fenced and secure yard area
- Zoned I-A in the city/county of Denver
- Lease for just \$12/sf NNN!
- Approximately 13,000 SF of warehouse/shop area
- Existing Kaeser Air compressor
- Large monument signage and exposure on S. Platte River Dr. with approx. 80,000 vehicles per day!
- Heavy power! 3 Phase 700 Amp 120/240 Volt

7 BAY TRUCK MAINTENANCE/WAREHOUSE BLDG



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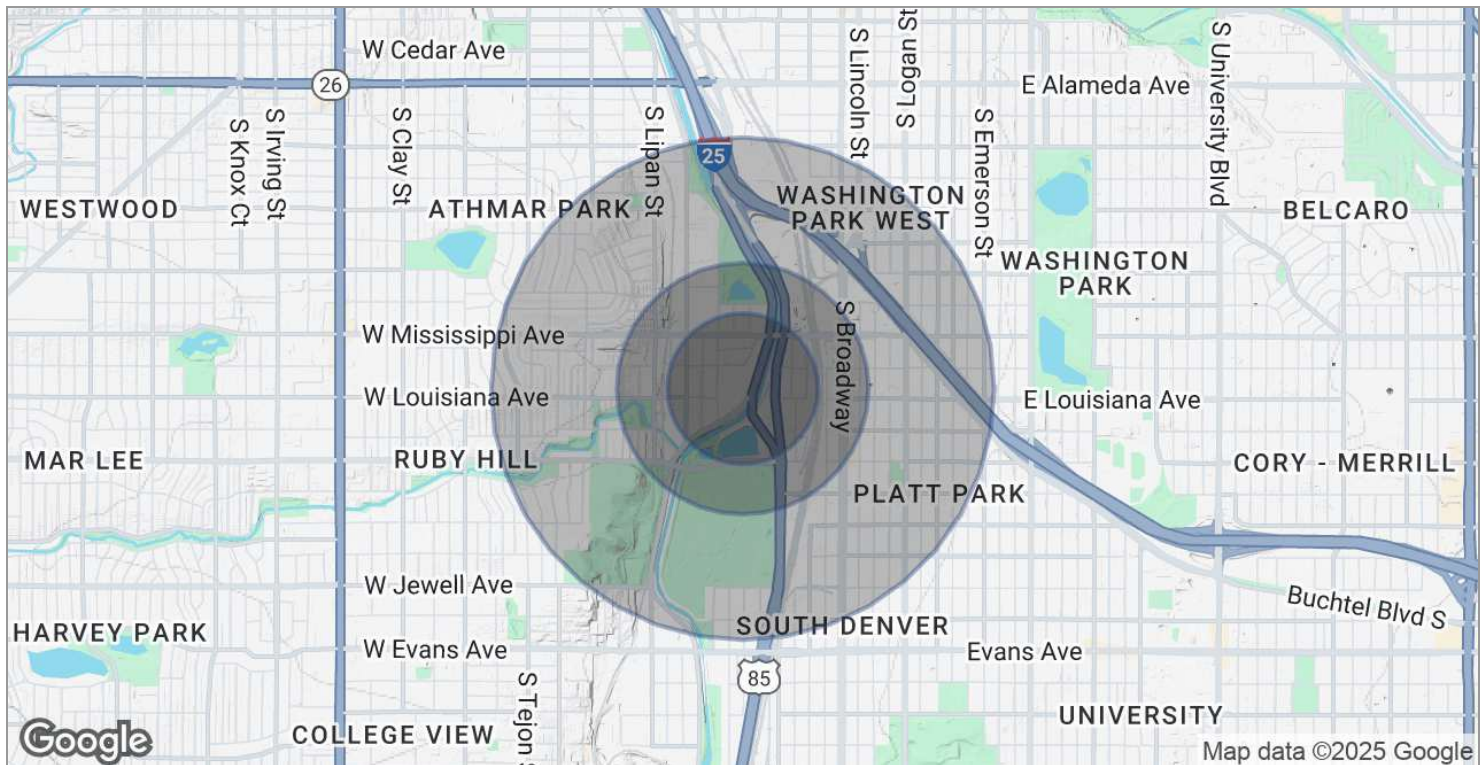
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7 BAY TRUCK MAINTENANCE/WAREHOUSE BLDG

	0.3 MILES	0.5 MILES	1 MILE
Total households	38	923	7,389
Total persons per hh	2.3	2	2.2
Average hh income	\$84,702	\$127,399	\$130,985
Average house value	\$694,248	\$981,949	\$785,771

	0.3 MILES	0.5 MILES	1 MILE
Total population	89	1,885	15,986
Median age	35	35	37
Median age (male)	36	35	37
Median age (female)	35	34	36



* Demographic data derived from 2020 ACS - US Census