

3301 E. 42nd Avenue

Denver, CO 80216



BUILDING INFORMATION

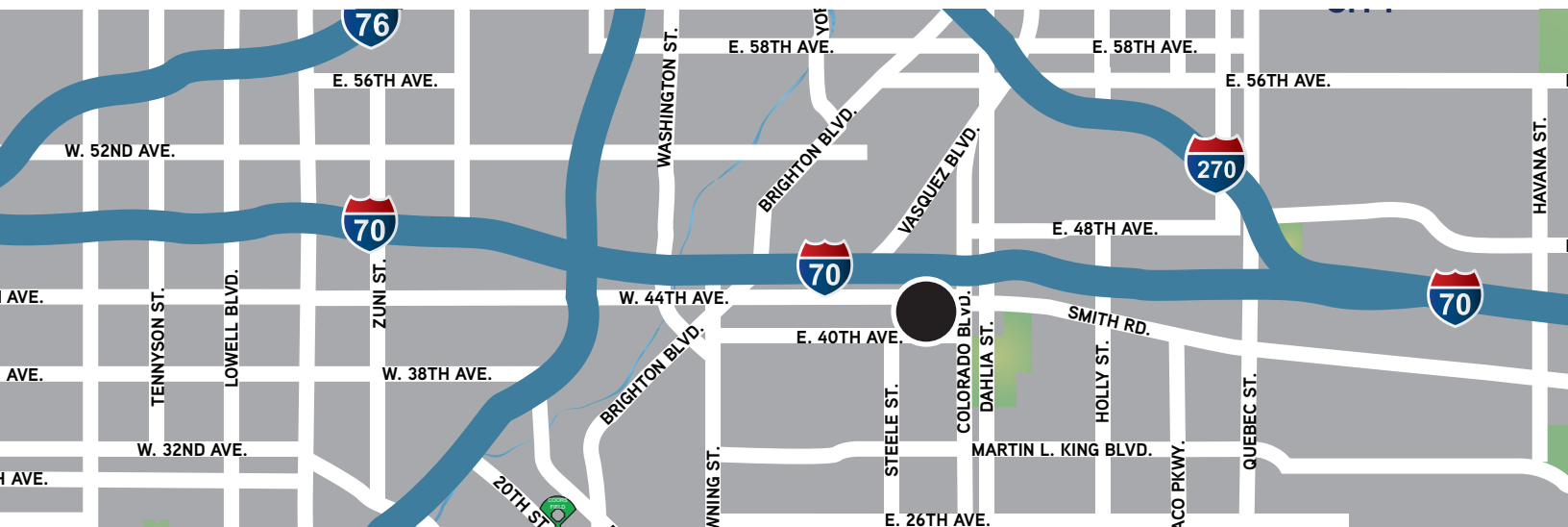
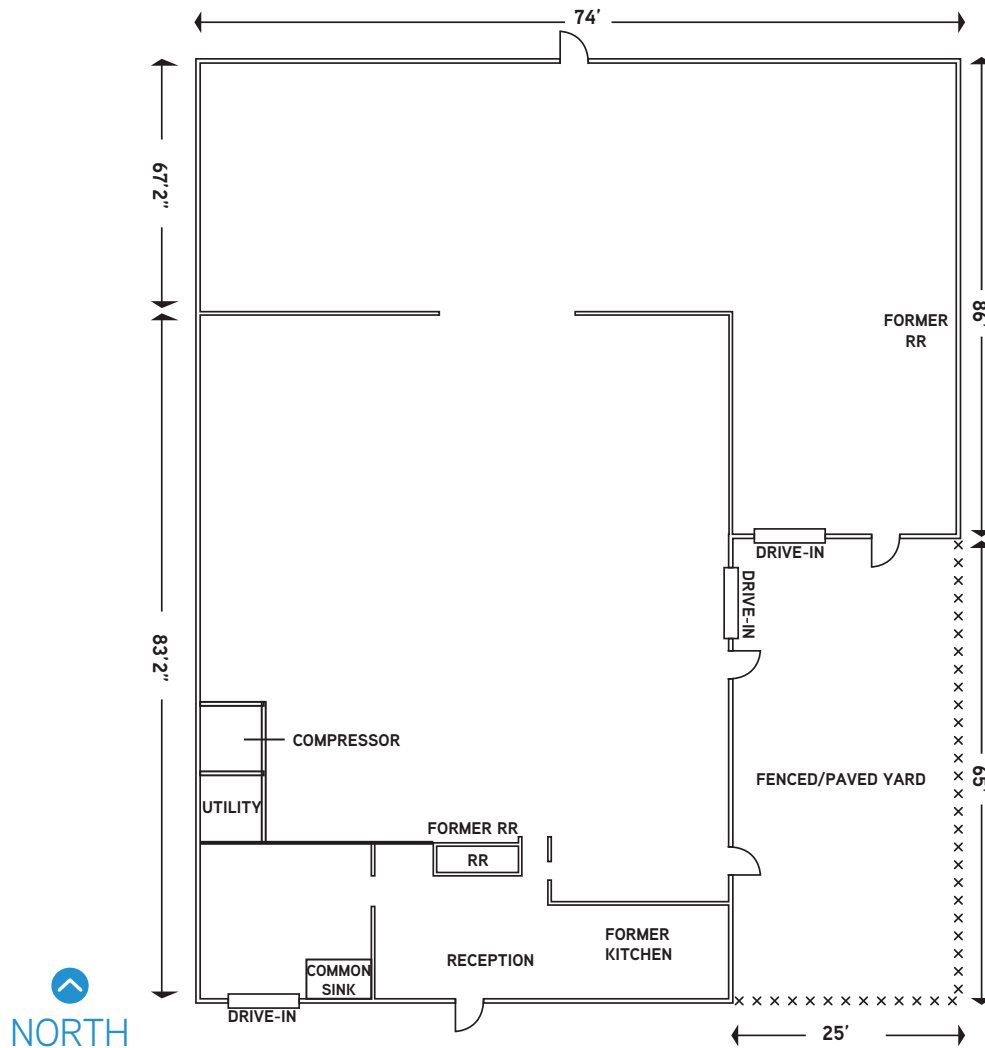
Building Size:	10,355 SF	Electrical:	1,200 Amp, 480 Volt, 3-Phase (TBV)
Office Size:	1,600 SF	Zoning:	I-A (Industrial)
Loading:	Three (3) Drive-In Doors	Price:	\$1,395,000
Sprinkler:	Yes	Location:	Located in an Enterprize Zone and an Opportunity Zone 4 blocks from Colorado Blvd. Light Rail stop

PROPERTY HIGHLIGHTS

- Fenced and paved yard for outside storage
- Building splits perfectly for two tenants with separate meters
- 100% HVAC, compressor included with lines throughout
- Great location between Steele and Colorado Blvd. exits just off of I-70, 4 blocks from a Light Rail stop with visibility to the Light Rail

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