

// BUILDING SPECS

BUILDING SIZE

13,025 SF

ZONING

I-A, UO-2

0.40 Acres (17,250 SF)

SITE SIZE

LOADING

One (1) Dock-high door

YEAR BUILT / RENOVATED

1966 / 2002

TAXES

\$32,230.30 (2021)

ADDITIONAL PROPERTY FEATURES

- - Fenced Loading Area
- Proximity to 40th & Colorado Station

FOR SALE OR LEASE

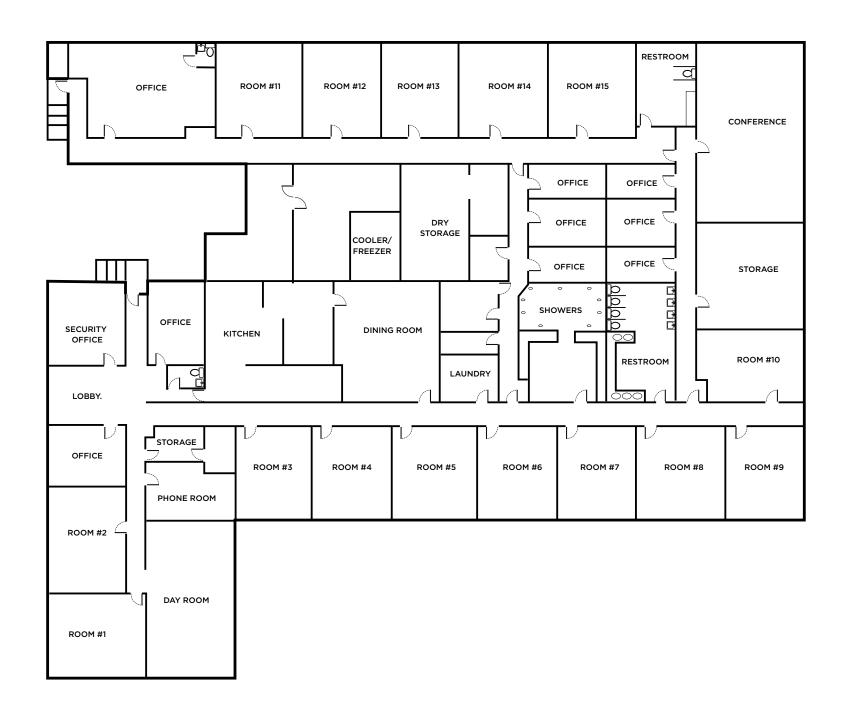
INDUSTRIAL BUILDING

SALE PRICE



 Cafeteria Retail Amenities • Small Fenced Yard

// FLOOR PLAN



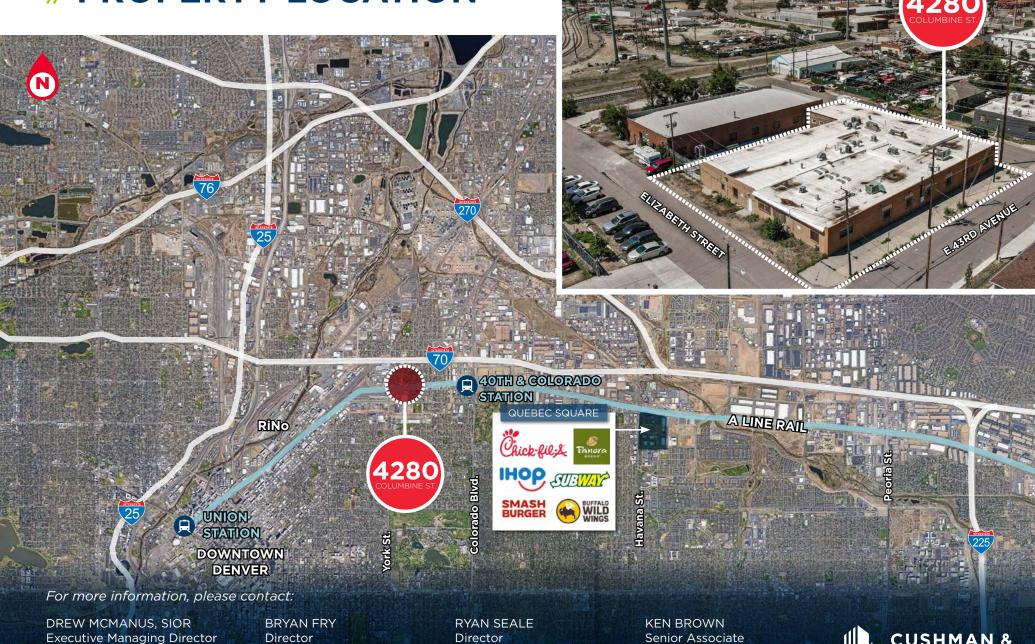
// PROPERTY LOCATION

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