

# FOR SALE

## 951 VALLEJO STREET, DENVER, CO 80204

### CENTRAL LOCATION / OWNER USER PROPERTY

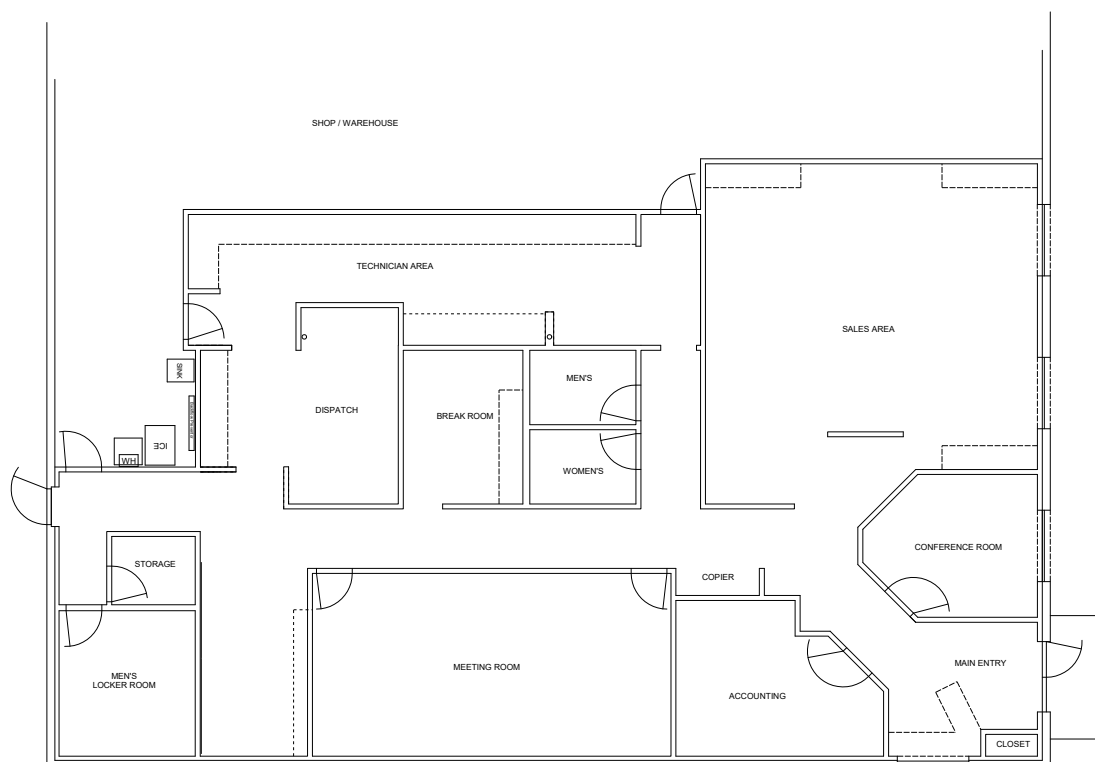
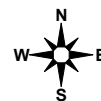


## \$1,400,000

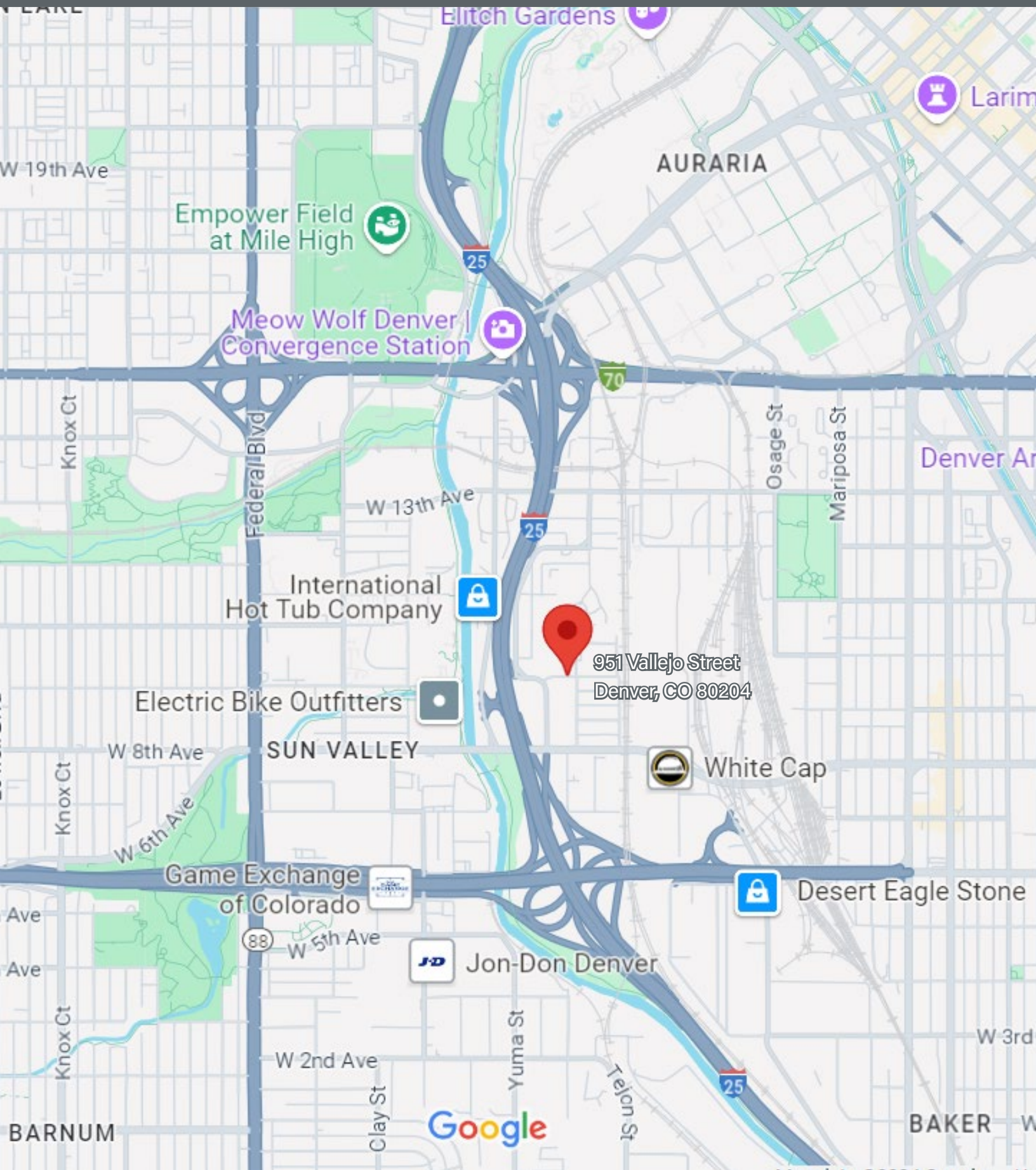
This centrally located owner user warehouse is 6,050 SF with 3,700 SF of finished office space. Loading consists of 2 Drive-In doors, and an exterior half dock, 12' clear height, gas heat, and 208/230 3 Phase Delta power, this property is ideal for a variety of industrial needs. Originally built in 1963 and completely renovated in 2000, with solid construction of concrete, steel, and masonry. The zoning is I-B General Industrial which allows for versatile usage possibilities. The site sits on a 13,219 SF lot, providing ample parking and space for operations.

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|                     |                                 |
|---------------------|---------------------------------|
| AVAILABLE SPACE:    | 6,050 SF                        |
| OFFICE AREA:        | 3,700 SF                        |
| EXTERIOR HALF DOCK: | 1                               |
| DRIVE IN DOORS:     | 2                               |
| SITE SIZE:          | 13,219 SF                       |
| YEAR BUILT:         | 1963 (COMPLETE RENOVATION 2000) |
| CONSTRUCTION:       | CONCRETE & MASONRY              |
| POWER:              | 208/230 3 PHASE DELTA           |
| ZONING:             | IB (GENERAL INDUSTRIAL)         |
| COUNTY:             | DENVER                          |



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**CONTACT:**

BRADFORD G. PECH, SIOR

CELL: (303) 748-7919 | OFFICE: (303) 757-7474

BRADPECH@GMAIL.COM | WWW.BRADPECH.COM

3900 E MEXICO AVE, SUITE 970, DENVER, CO 80210



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