

FOR SALE

4640 NORTH PECOS STREET UNIT I DENVER, CO 80211
OWNER USER OFFICE WAREHOUSE



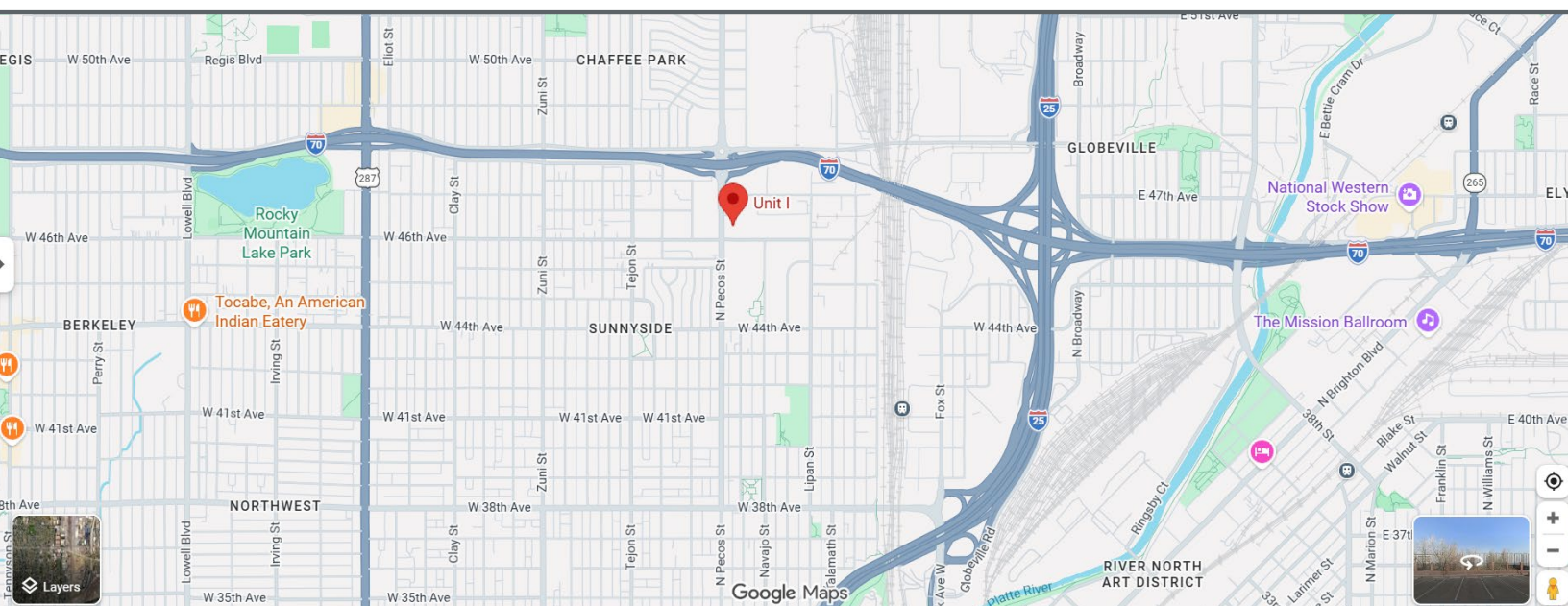
\$715,000

Excellent North Central location with immediate access to I-70 and I-25. This 2,184 SF unit has 1,450 SF of warehouse area and 734 SF of mezzanine. Dimensions are approximately 56 feet deep by 26 feet wide. Warehouse has a 17 foot clear height, and one 10 x 12 overhead door. Power 208/120 volt 3 phase 225 amps. Currently set up as a winery and tasting room.

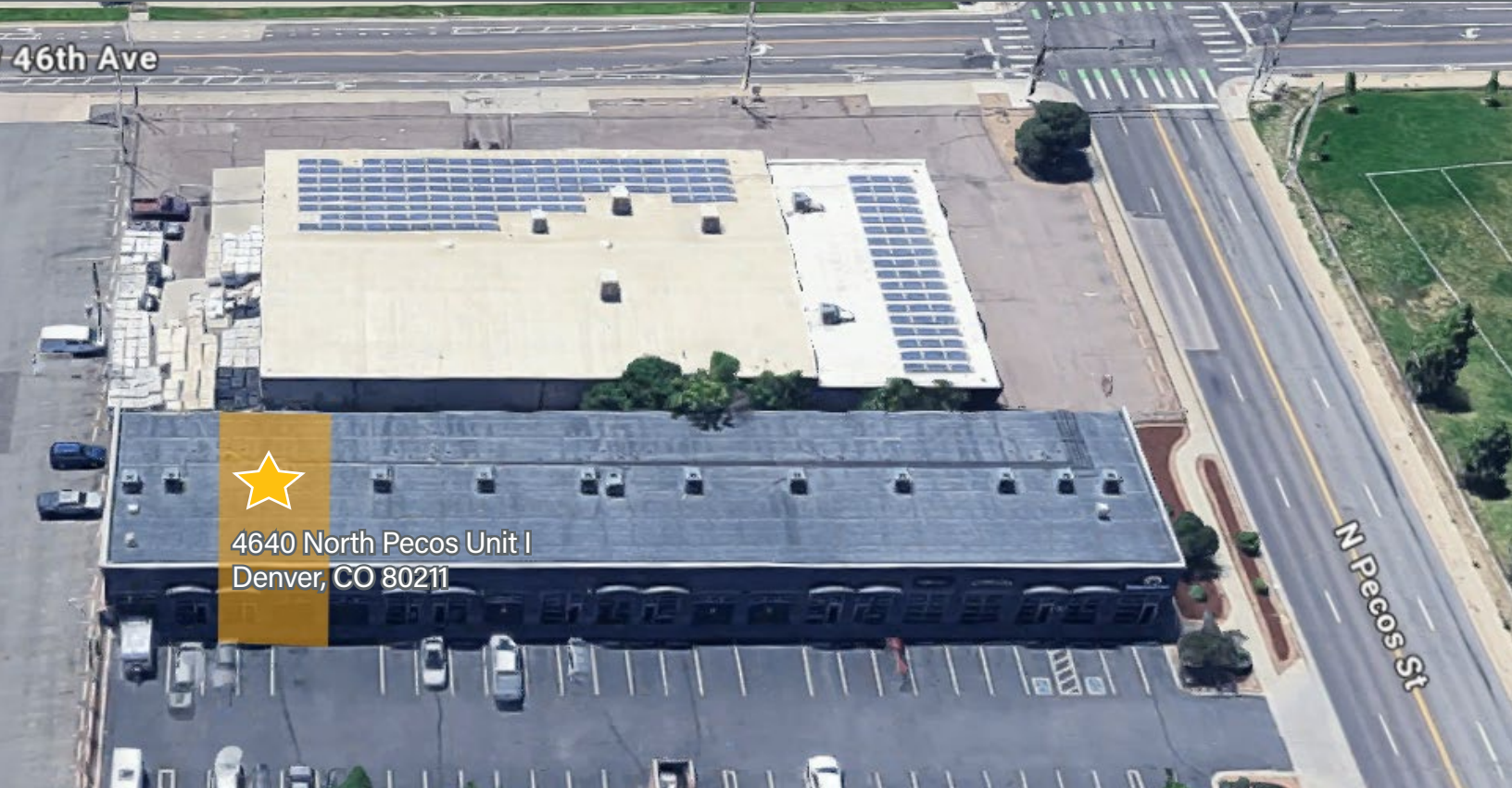
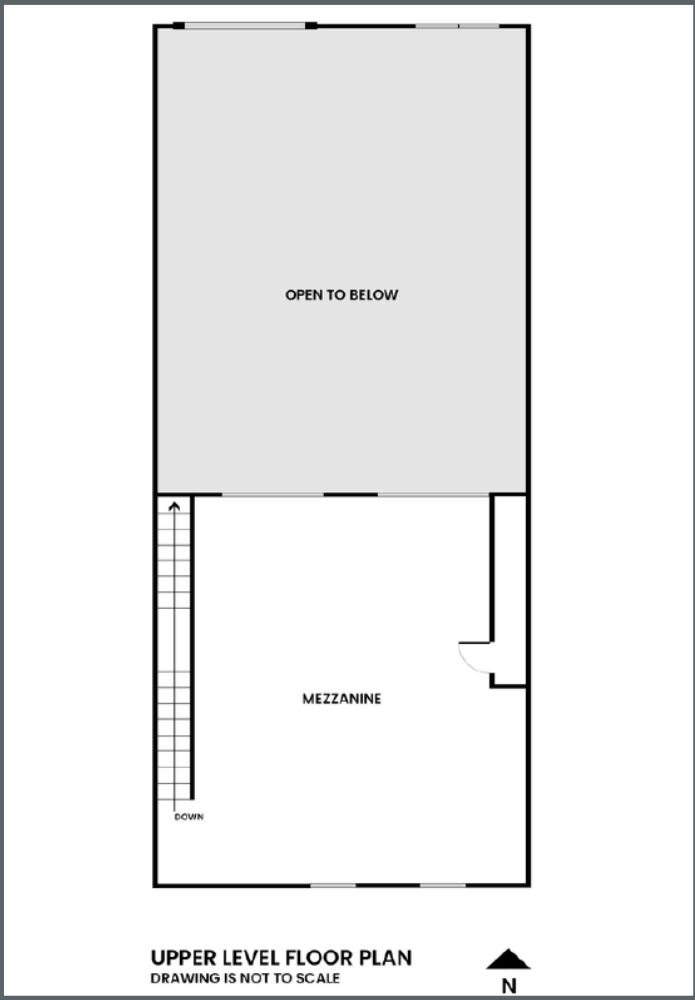
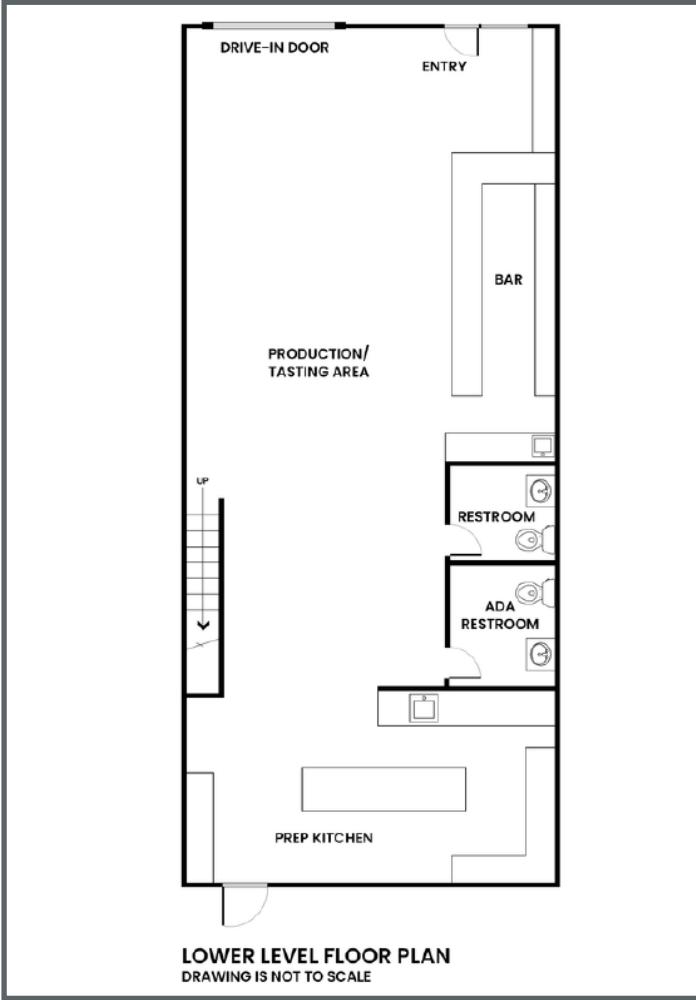
BRADFORD G. PECH, SIOR | CELL: (303) 748-7919 | BRADPECH@GMAIL.COM

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AVAILABLE SPACE:	2,184 SF
WAREHOUSE AREA:	1,450 SF
MEZZANINE AREA:	734 SF
DRIVE IN DOOR:	1 (10X12)
CLEAR HEIGHT:	17 FEET
YEAR BUILT:	2005 (NEW ROOF 2018)
CONSTRUCTION:	CONCRETE & MASONRY
POWER:	208/120 3 PHASE 225 AMPS
HOA:	\$230 PER MONTH (INCLUDES INSURANCE, WATER, TRASH & MAINTENANCE)
TAX:	\$9,655
ZONING:	I-MX-3
COUNTY:	DENVER



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CONTACT:

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