

FOR SALE OR FOR LEASE

471 Kalamath Street, Denver, Colorado



PROPERTY OVERVIEW:

- **Available Now:** 6,353 SF on up to 37,247 SF
- **Sale Price:** \$4,500,000
- **Lease Rate: \$7.95 PSF NNN**
- Flexible lease terms / structure
- **NNN:** Estimated at \$4.25 PSF
- **Lot Size:** 62,895 SF (1.44 acres)
- **Zoning:** I-MX-5
- **Loading:** 3 Drive in Doors and 1 Dock High Door
- **Real Estate Taxes:** \$118,776.56

FEATURES:

- Building is well suited for a variety of users
- Clear Span Units
- Clear Height - 14' on up to 20'
- Fenced Yard
- Available parking behind the building and street parking
- Convenient access to I-25, 6th Avenue and Alameda Avenue
- Building signage available
- Close proximity to Burnham Yard redevelopment

Zachary Propst

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zach@creginc.com

Rich Otterstetter

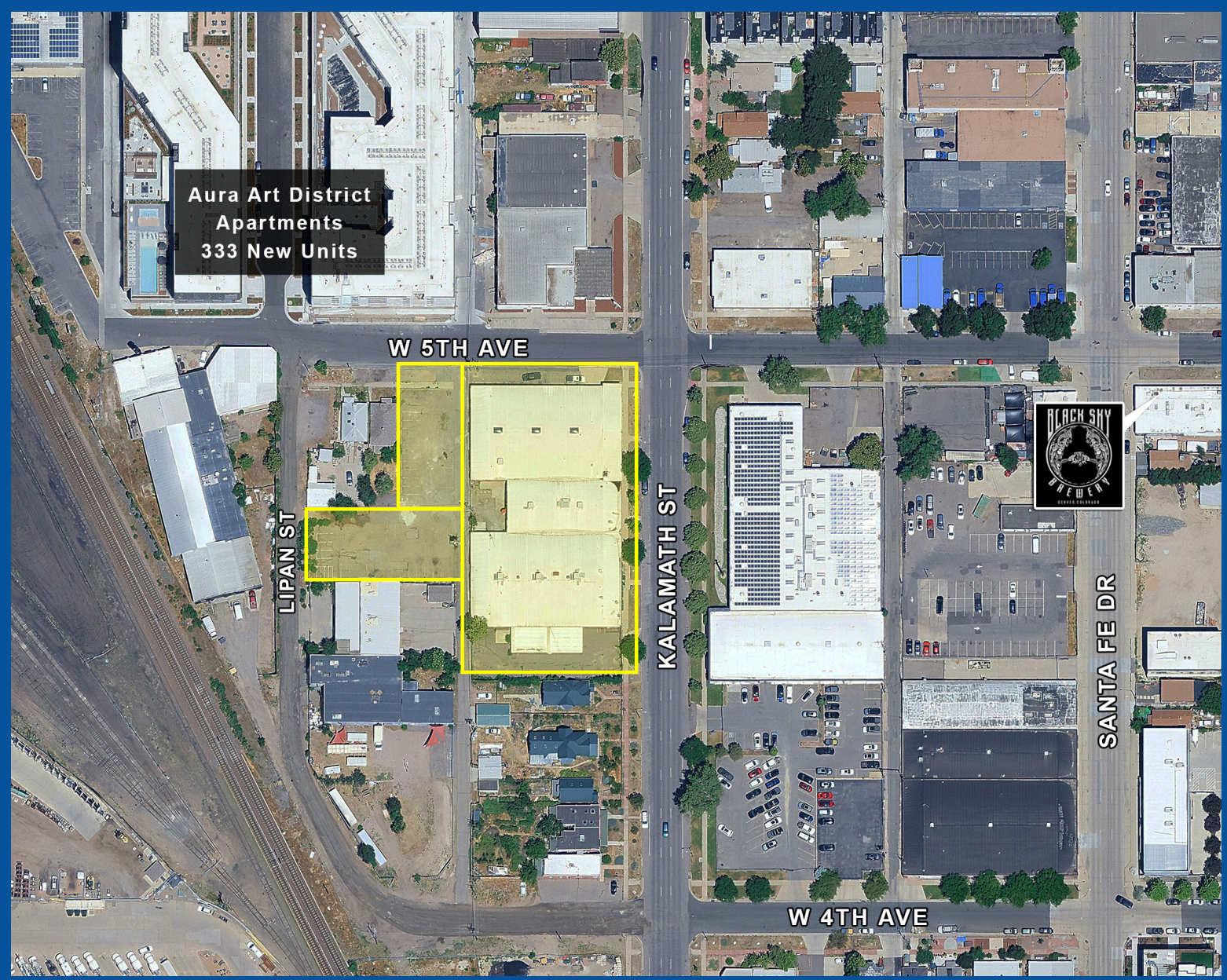
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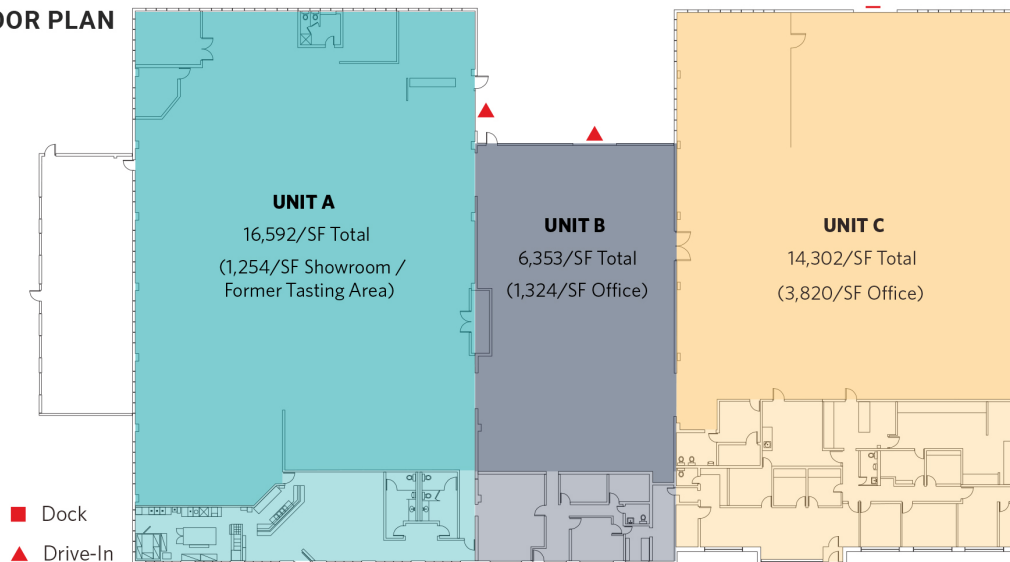


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FLOOR PLAN



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