

# Industrial Facility For Sale/Lease

4611 E. 46th Avenue, Denver, CO 80216

## Property Details

Total Size	28,598± SF
Office	3,600± SF
Warehouse	24,998± SF
Land Area	1.20 Acres
Ceiling Height	16 foot in warehouse
Loading	6 Dock High, 1 Drive-in
Power	To be verified
Zoning	I-2
County	Denver County
Taxes	\$26,032 (2010)
Traffic Count	125,000 VPD
Sale Price	\$1,695,000
Lease Rate	\$3.95 NNN

## Contact Information

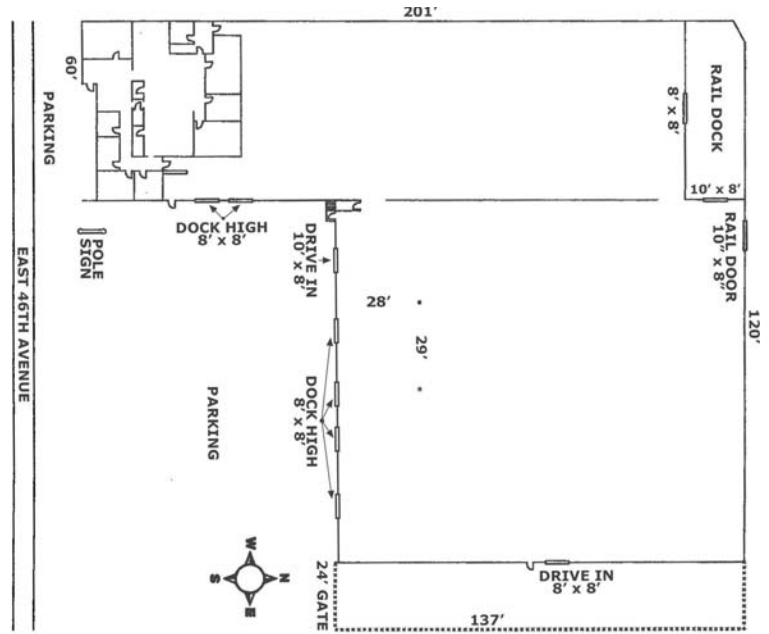
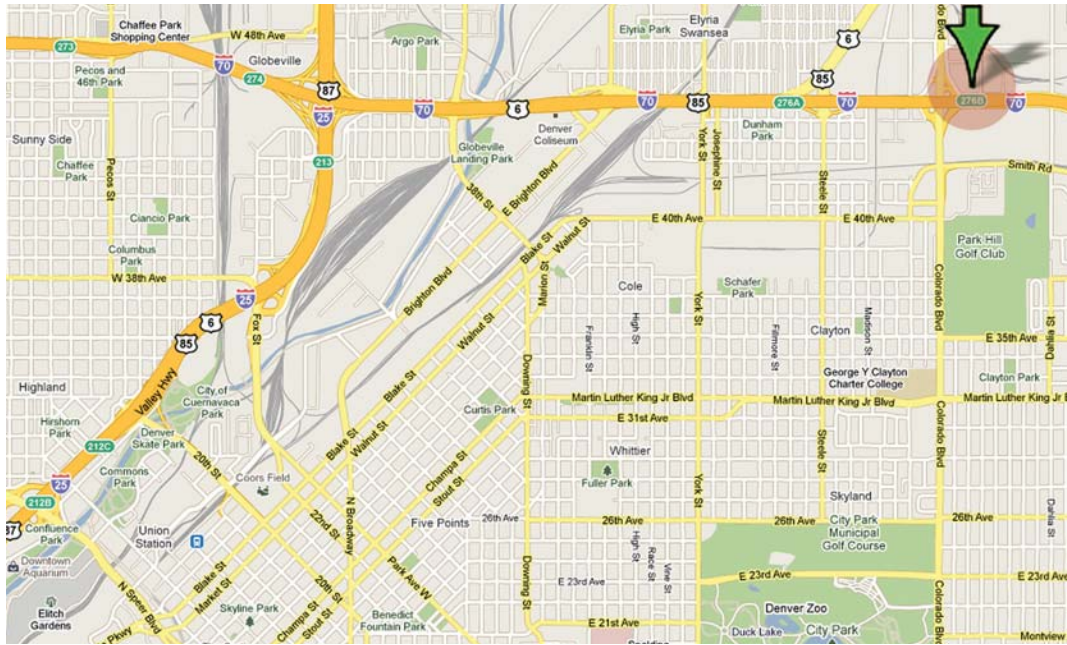
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Bitzer Real Estate Partners is pleased to offer 4611 E. 46th Ave for sale or lease. This is a unique opportunity to own or lease a recently updated and well maintained industrial facility with terrific I-70 visibility just east of Colorado Boulevard. Notable features include; billboard signage along I-70, recently updated office space, energy efficient lighting, dock high and drive-in loading, easy access to and from I-70, a large truck court area, and covered outside storage.

- ▶ Terrific I-70 Visibility
- ▶ Large Loading Area
- ▶ Digital Pylon Sign
- ▶ Business Relocating



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