



**NORTHSTAR
COMMERCIAL
PARTNERS**

www.northstarcp.com

**INDUSTRIAL FOR SALE
OR LEASE**

5075 VASQUEZ BLVD

∴ DENVER, COLORADO 80216

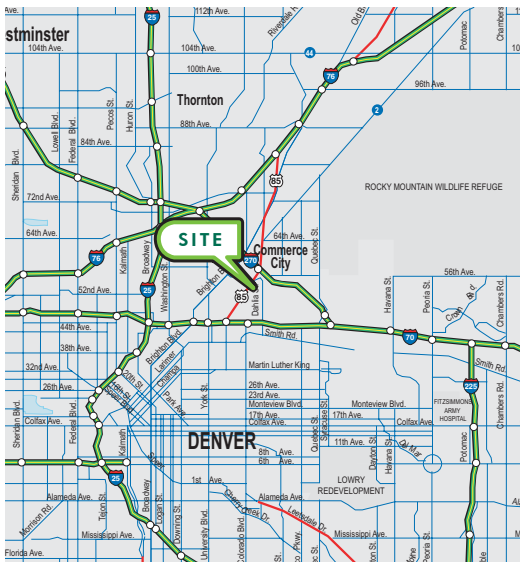
**EXCELLENT VISIBILITY AND
HIGHWAY SIGNAGE**

HUGE YARD!



www.5075vasquez.com

LOCATION MAP



AVAILABLE:	±24,065 SF
SALES AREA:	±3,515 SF
LAND AREA:	5.27 Acre fenced yard
CLEAR HEIGHT:	18' - 22'
LOADING:	(10) drive-thru bays, (20) 16' drive-in doors
POWER:	800 Amp, 3-phase, 4 wire (To be verified by an electrician)
YOC:	1967 - remodeled in 2009
SPRINKLERED:	Yes
ZONING:	I-A
PARKING:	Ample
RE TAXES:	\$37,497.28 (2009)
LEASE RATE:	Negotiable
SALE PRICE:	\$3,360,000 \$2,875,000!

FEATURES

- ∴ Excellent visibility and highway signage
- ∴ Radiant heat in warehouse
- ∴ Metal halide lighting
- ∴ Showroom
- ∴ Sales counter
- ∴ Large yard

**FOR MORE
INFORMATION
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