

4755 Lima Street

DENVER, CO 80239

Investment Opportunity!



Building Information

- › Building Size: 25,012 SF
- › Loading: Two (2) Dock Doors
- › Clear Height: 24'
- › Power: 3-Phase, Heavy
- › Year of Construction: 1973/2016 Remodel
- › Construction: Concrete
- › Site Size: 1.15 Acres
- › Sale Price: \$4,250,000 (\$8.8 CAP)
- › Current Income: \$375,180 (\$15.00/SF/NNN)
- › Zoning: I-B
- › Taxes: \$31,797 (2015)

Highlights

- › Sale/leaseback
- › Remodeled 2016
- › Reputable MMJ grower
- › \$8.8 CAP going in
- › 10 year lease term

“ 25,012 Sq. Ft.
on 1.15 Acres ”

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Contact Us

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