



FOR SALE OR LEASE

Vehicle Maintenance Building with Fenced Yard Available

Highlights

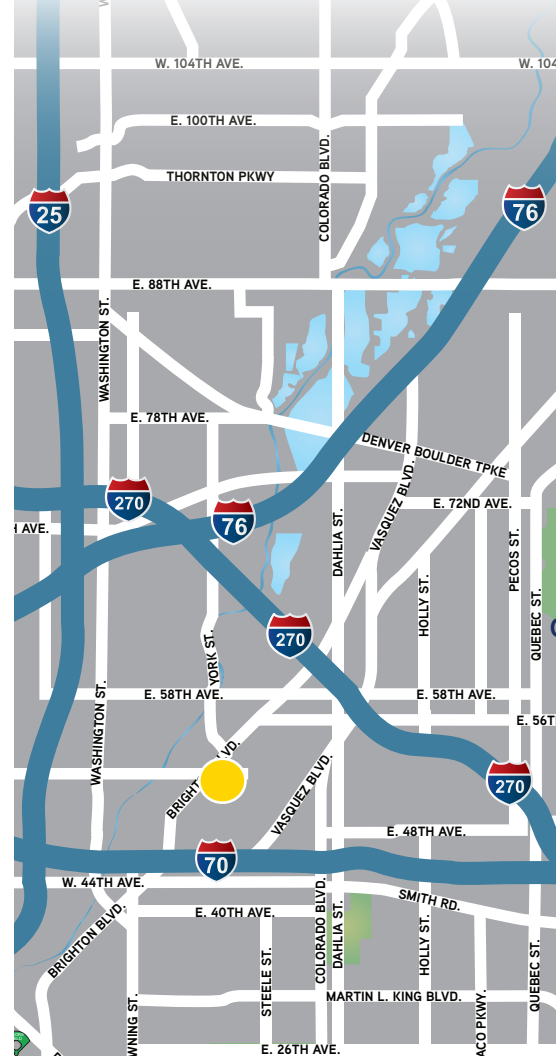
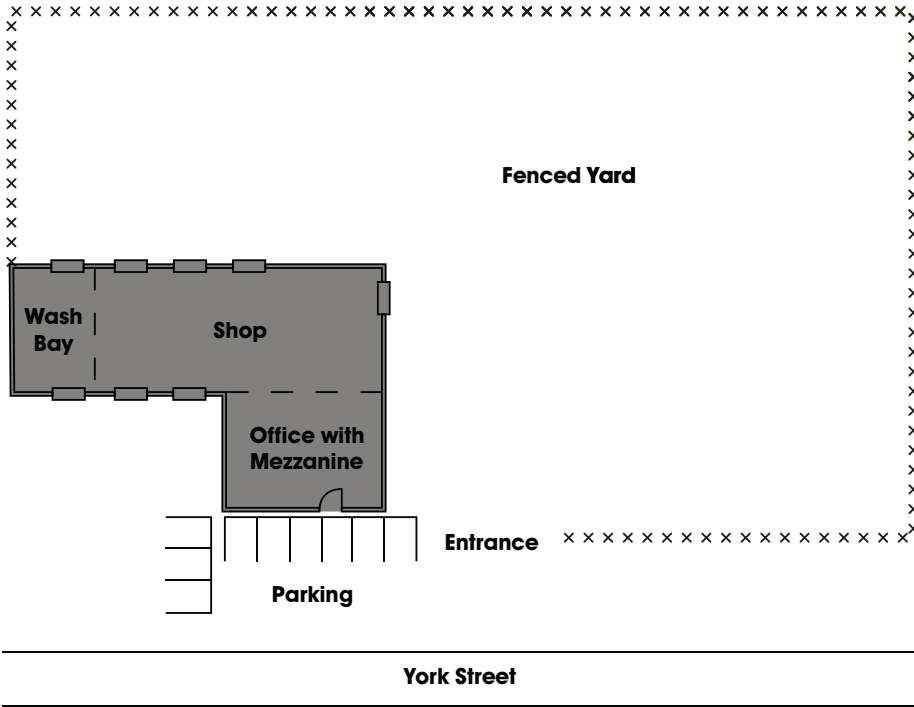
- > ±1.5 Acres fenced yard permissive of outdoor storage
- > Floor drains with sand grease/oil separator
- > 3 drive thru bays including a drive through truck wash
- > Clear span construction
- > Quick access to major thoroughfares

5151 York Street Denver, CO 80216

Building Information

Sale Price:	\$3,715,000 \$3,295,000
Lease Rate:	\$17.75/SF NNN
	12,387 SF
Available:	±4,938 SF Office (2 Story) ±7,449 SF Warehouse
Lot:	1.98 Acres (86,190 SF)
Loading:	Eight (8) Oversized Drive-Ins (12'x14')
Power:	208 Volt, 3 Phase (TBV)
Zoning:	I-B
Clear Height:	18'
Taxes (2025):	\$46,895.70

Site Plan



**Brokerage
Disclosure**

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