



# FOR SALE- MULTI-TENANT INDUSTRIAL

## 15,144 SF 8 Unit Building

2101 S Platte River Dr | Denver, CO 80223



**12' Drive In Loading Doors, Radiant Heating,  
Potential Space For Owner/User**

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## OFFERING SUMMARY

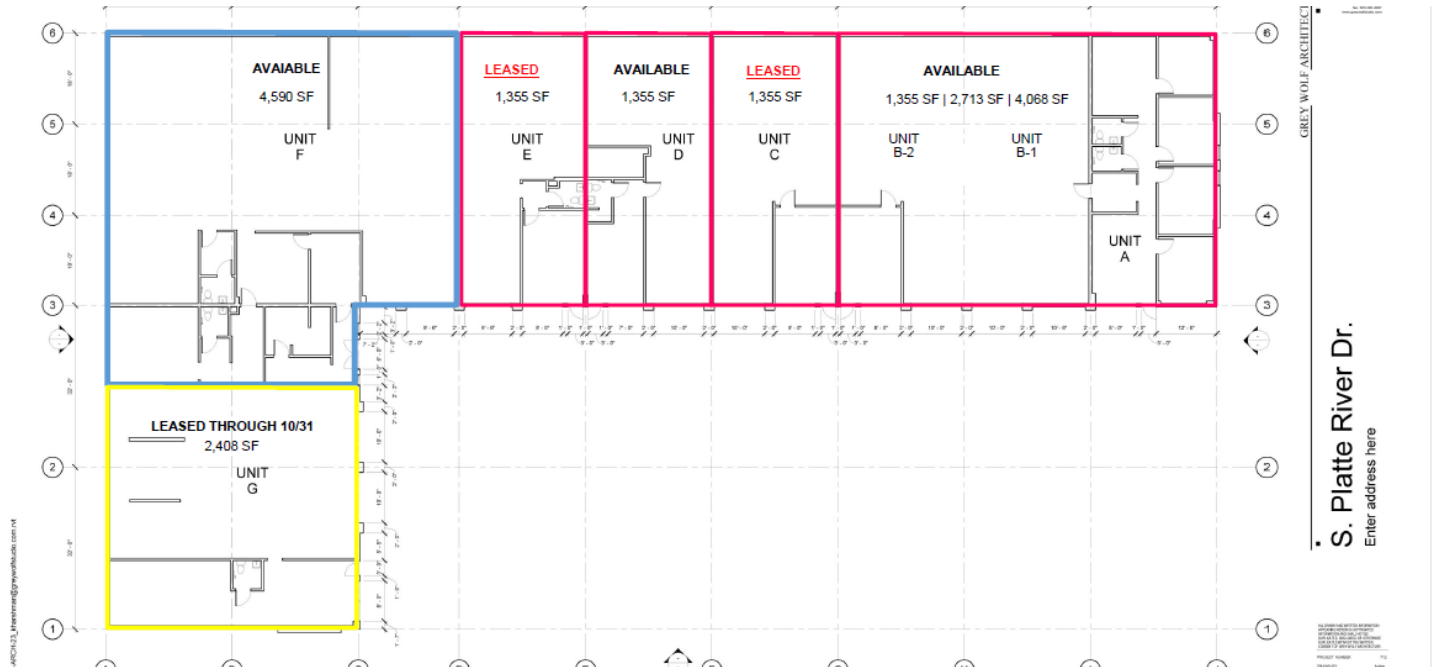
<b>Building SF:</b>	15,144 SF
<b>Units:</b>	8
<b>Sale Price:</b>	\$3,250,000 (\$214/SF)
<b>2024 NNN (Est.)</b>	\$6.56/SF
<b>City/County</b>	Denver/Denver
<b>Loading:</b>	8 10'x12' Drive Ins
<b>Ceiling Height:</b>	12' Clear
<b>Power:</b>	600 Amp 3PH
<b>Year Built/Renovated:</b>	1986/2023
<b>Zoning:</b>	I-A

## PROPERTY OVERVIEW

Very rare opportunity to own or lease in a renovated, manageable, 15,144 SF Multi-Tenant Industrial project in one of the best industrial locations in Denver. Tremendous exposure and identity, and hard to find small bay units. New owner can occupy what they need and have the rest of the units leased and cash flowing. Currently fully leased to mostly month-to-month tenants.

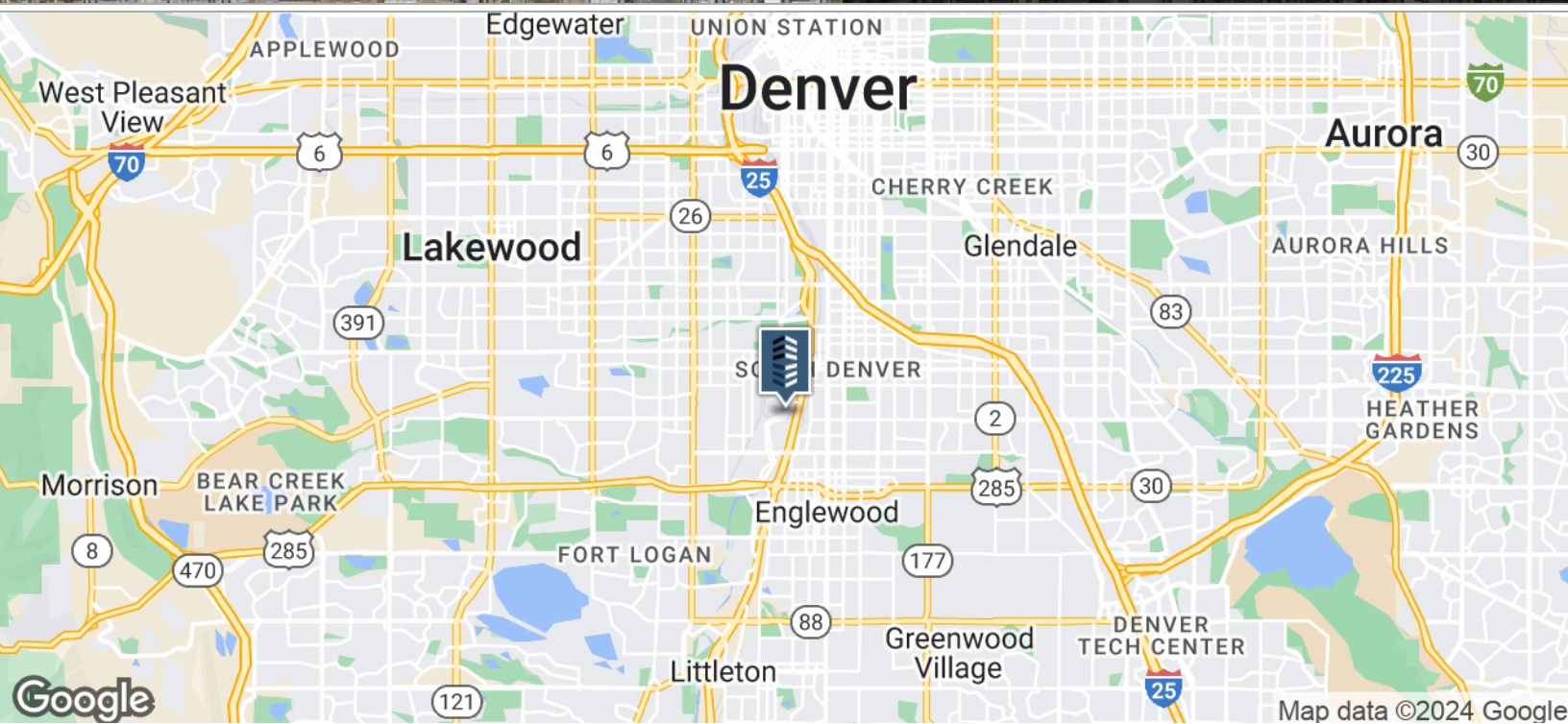
## PROPERTY HIGHLIGHTS

- Well Located, High Identity Corner of Evans & S Platte River Dr
- Every Unit has 10'x12' Drive In Loading Door
- New Owner Can Occupy Any of the Vacant Units
- Radiant Heating in Each Warehouse Unit
- Free Span (Column Free) Units



SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	Comments
Unit A-B2		\$14.50 SF/YR	NNN	4,068 SF	Negotiable	1,500 SF of office, Kitchenette and Bathrooms - remaining warehouse space with 2 drive in doors. LL willing to demise down to 2,713 SF (A-B1)
Unit D		\$15.00 SF/YR	NNN	1,355 SF	Negotiable	Small office and bathroom - remainder warehouse with drive in door
Unit F		\$14.50 SF/YR	NNN	4,590 SF	Negotiable	New Office buildout totaling ~600SF - remainder warehouse with drive in door





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