

WAREHOUSE FOR LEASE / FOR SALE

5635 Franklin Street, Denver, CO 80216



SALE PRICE:	\$4,000,000
LOT SIZE:	2.22 Acres
BUILDING SIZE:	30,000 SF
GRADE LEVEL DOORS	4
DOCK HIGH DOORS:	3
CEILING HEIGHT:	27.0 FT
YEAR BUILT:	2002
RENOVATED:	2015
ZONING:	I-2
MARKET:	Denver Metro
CROSS STREETS:	58th

PROPERTY OVERVIEW

30,000 sq ft Warehouse in Unincorporated Adams county. For Sale and Lease. All current leases expire August 1st. Although configured as multi tenant building, it was built to accommodate a single occupant as the owners business grew and needed additional space. Divided by demising walls that are not structural.

Current configuration: Unit A 15,000, Unit B 7,500 Unit C 7,500 total sqf .Office space: Unit A 1,760 , Unit B and C 1,200 sqf

HEAT/AIR: Each Unit has a gas fired horizontal forced warm air furnace with central air conditioning for the office areas an suspended gas fired overhead heaters for the shop areas. Additionally there is a swamp cooler in Unit A warehouse. Two double stall restrooms in each finished office area. Owner unit has a shower for employee use in additional rest room in the shop area. Each Unit can have their own numbers, faxes, internet etc- all private. Everything is separately metered.

Unit A two 16x20 drive-in doors and 2 docks high doors, Unit B and C has two 12 x 14' doors (drive I and 1 dock high)

Owner is a Licensed Real Estate Agent in the State of Colorado

KW COMMERCIAL
606 Mountain View Avenue
Longmont, CO 80501

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Each KW Commercial Brokerage Business is Independently Owned and Operated

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PROPERTY HIGHLIGHTS

- Ceiling height 27'
- 8 inch slab floors, perfect condition
- Construction type: Steel frame
- Brand new flat metal roof and gutters. 25 year warranty on material and 2 year on labor. (2018)
- New Awnings, New skylights. (2018)
- Updated electrical and lightnight fixtures throughout the building in 2015. 6 Lamp T-5 HO fixtures
- New septic system in 2015.
- Finished offices 4,160
- Utilities: Water, gas, electric and telephone services. Septic system.
- Flood Plain: AE "100-year floodplain"
- Parking Spaces: 52
- Parking spaces/1,000 SF RA 1.7 spaces
- Lease rate: \$8.5 per sqf/year



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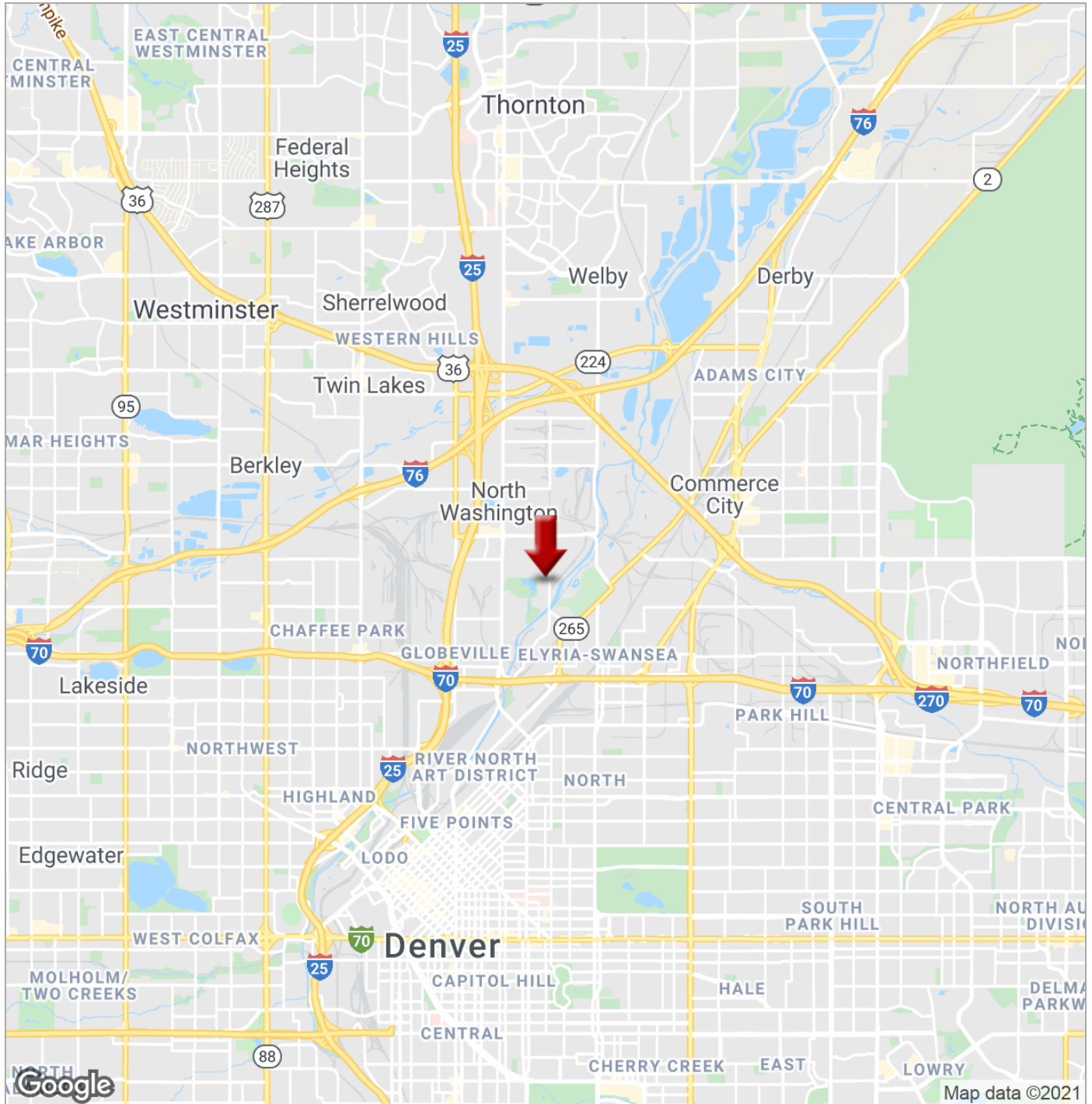
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,650	313,235	1,248,916
MEDIAN AGE	33.4	33.2	34.1
MEDIAN AGE (MALE)	33.2	33.3	33.6
MEDIAN AGE (FEMALE)	33.5	33.3	34.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	871	134,938	510,857
# OF PERSONS PER HH	3.0	2.3	2.4
AVERAGE HH INCOME	\$42,723	\$58,440	\$64,608
AVERAGE HOUSE VALUE	\$150,765	\$255,944	\$281,474

** Demographic data derived from 2010 US Census*

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