

# 4280

COLUMBINE STREET  
DENVER, COLORADO 80216

PRICE REDUCTION

## // BUILDING SPECS

### BUILDING SIZE

13,025 SF

### SITE SIZE

0.40 Acres (17,250 SF)

### YEAR BUILT /RENOVATED

1966 / 2002

FOR SALE OR LEASE

INDUSTRIAL  
BUILDING

SALE PRICE

~~\$2,000,000~~

\$1,750,000

### ZONING

I-A, U0-2

### LOADING

One (1) Dock-high door

### TAXES

\$32,230.30 (2021)

### ADDITIONAL PROPERTY FEATURES

- Cafeteria
- Retail Amenities
- Small Fenced Yard
- Fenced Loading Area
- Proximity to 40th & Colorado Station

 CUSHMAN &  
WAKEFIELD

# // FLOOR PLAN



# // PROPERTY LOCATION



For more information, please contact:

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