



Warehouse/Showroom For Sale

1200 Simms St., Lakewood, CO 80215



FOR SALE: \$2,199,000

Building:	12,800
Lot Size:	0.975± AC
YOC:	1964
Loading:	One (1) Drive-In Door (10'4" x 10'4")
Operating Expenses (est):	\$5.11/SF
Occupancy:	To Be Vacated

Zoning:	LI-RD, City of Lakewood
Construction:	Masonry
Power:	3-Phase To Be Verified
HVAC:	Mounted Rooftop Units
Roof:	Replaced in 2020
Storage:	Fenced Outdoor Storage in Rear of Building

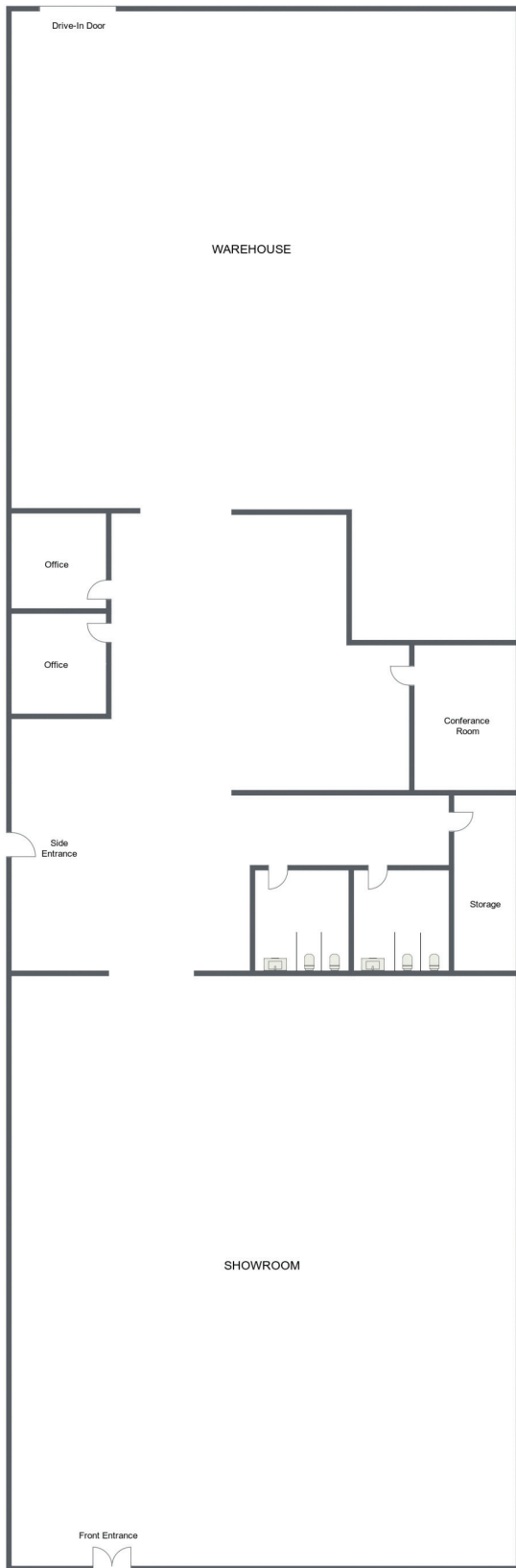
1200 Simms Street is an exceptional opportunity for a user/investor looking to own a functional and well-maintained warehouse property located in Lakewood, Colorado. The property offers excellent visibility and access from Simms Street, and is located only one-half mile from 6th Avenue, providing easy access to I-70 and downtown Denver. The concrete block construction provides for long term structural integrity and low maintenance. The space offers flexibility with possible uses including warehouse, showroom, distribution, and light manufacturing. There is a small outdoor storage area located in the back of the building.

Fuller Real Estate
(303) 534-4822

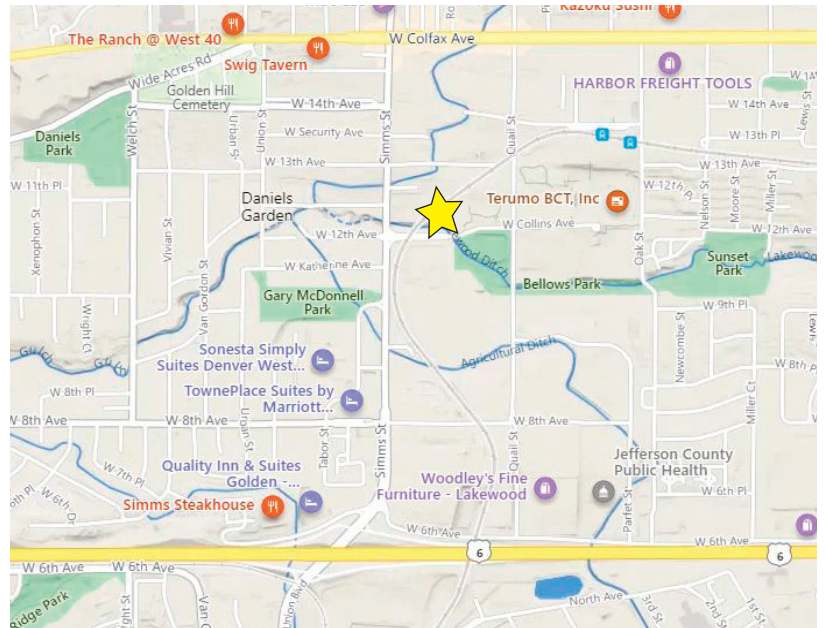
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Floorplan shown as a visual reference only and may not be accurate.



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	12,207	85,988	263,206
Households	5,689	38,175	111,223
Median HH Income	\$64,902	\$75,610	\$75,503
Median Age	39.90	41.20	39.60
Traffic	25,447 vpd - Simms & W. Pleasant Ave.		

CoStar 2023

