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Warehouse/Showroom For Sale

1200 Simms St., Lakewood, CO 80215



For Sale: \$1,995,000



BUILDING OVERVIEW

Building SF:	12,800± SF
Lot Size:	0.975± Acres
YOC:	1964
Loading:	One (1) Drive-In Door (10'4' x 10'4')
Operating Expenses:	\$5.11 (Estimate)
Occupancy:	To Be Vacated
Zoning:	LI-RD, City of Lakewood
Construction:	Masonry
Power:	3-Phase To Be Verified

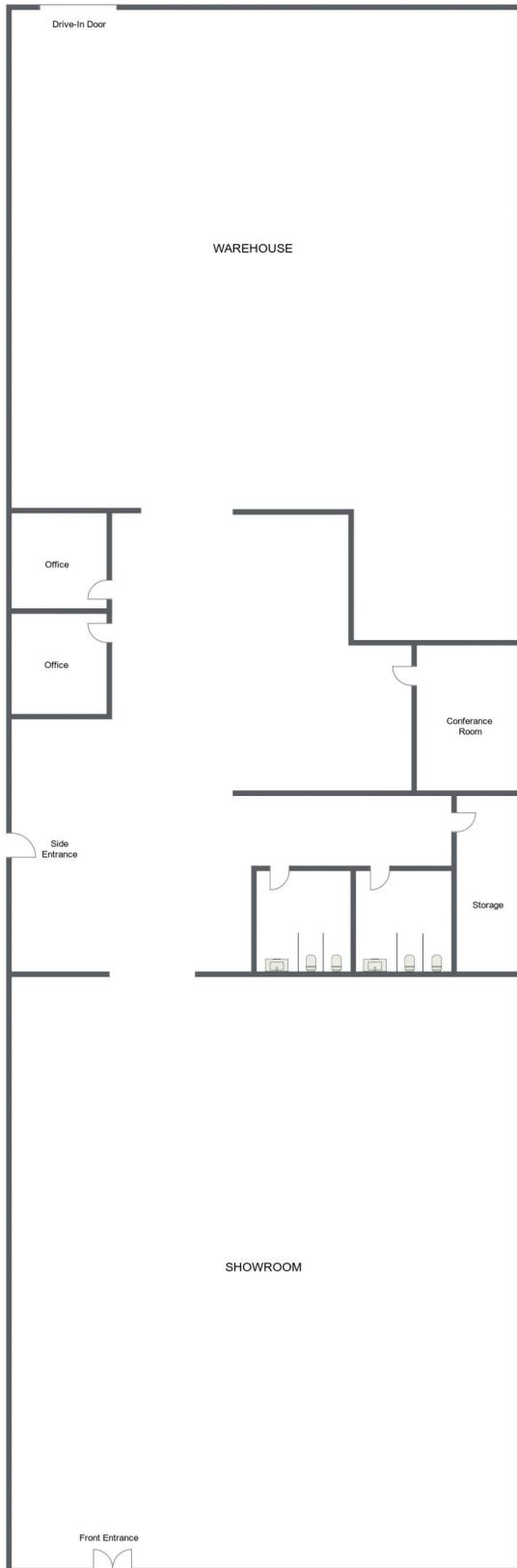
PROPERTY HIGHLIGHTS

- Roof was replaced in 2020
- Fenced outdoor storage in rear of building
- Exceptional opportunity for a User/Investor looking to own a functional and well-maintained warehouse property
- Excellent visibility and access from Simms Street and 6th Avenue
- Easy access to I-70 & Downtown Denver
- Concrete Block Construction provides long term structural integrity and low maintenance
- Flexibility with possible uses including; warehouse, showroom, distribution, and light manufacturing

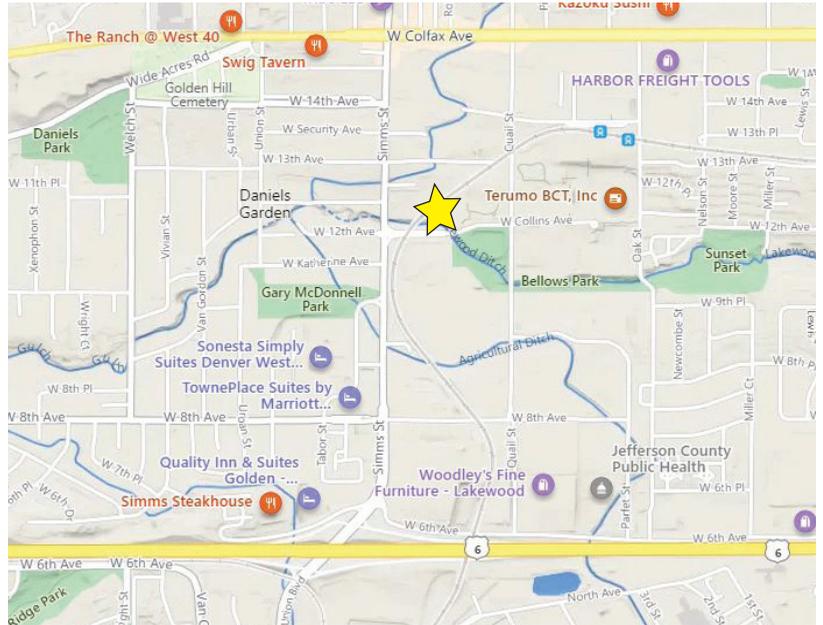
Fuller Real Estate
(303) 534-4822

**Brokerage Disclosure
to Buyer**

Mike Haley
(720) 287-5408 direct
(720) 309-3413 mobile
MHaley@FullerRE.com



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

