

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

Warehouse/Showroom For Sale

1200 Simms St., Lakewood, CO 80215



www.FullerRE.com



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**

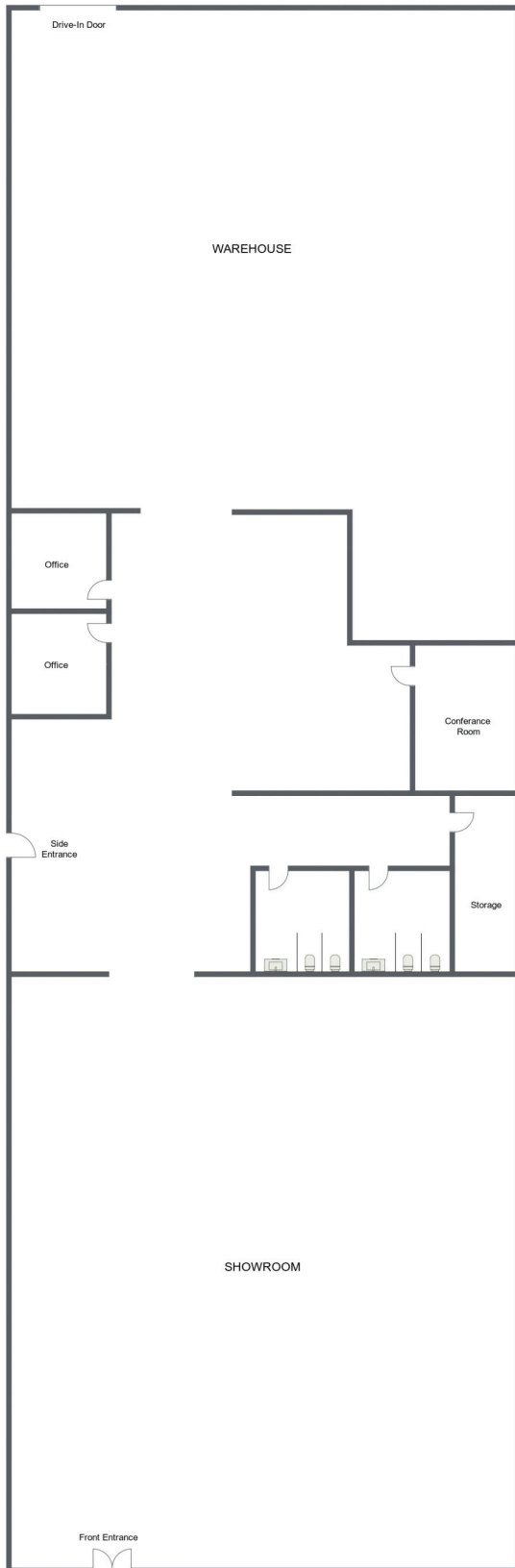
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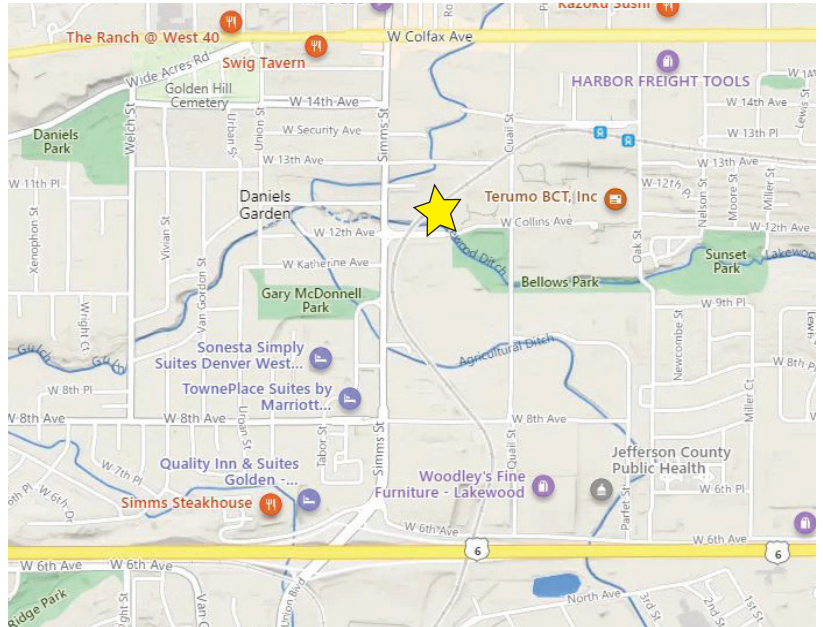
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5300 DTC Pkwy, #100 | Greenwood Village | CO | 80111 | FAX: 303-534-9021



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

