

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS



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# I-25 & 8th Ave. Industrial Building

788, 792, 796 Vallejo St, Denver, CO 80204

## GREAT OWNER/USER OPPORTUNITY



**\$2,150,000**

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<b>Building:</b>	10,638± SF
<b>Lot:</b>	22,783± SF
<b>YOC:</b>	1954
<b>Zoning:</b>	I-A
<b># of Tenants:</b>	Three (3)
<b>Loading:</b>	Three Drive-In Doors
<b>Taxes:</b>	\$28,798 (2022 payable in 2023)

Located immediately off I-25 at 8th Avenue, this site offers prime highway access. Currently housing three tenants, the site also offers a large fenced lot on the side of the building. Permitted uses include retail sales, auto repair, storage, recycling, food prep., and many more.



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(303) 534-4822

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**Andrew Dodgen**  
(720) 287-5412 direct  
(720) 670-0377 mobile  
ADodgen@FullerRE.com

