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Industrial Property w/ Cold Storage

717 Lipan St., Denver, CO 80204

For SALE or LEASE



For Sale: \$1,950,000

BUILDING OVERVIEW

Total Bldg. SF:	9,068± SF
Available SF:	6,000± SF
Lot Size:	0.43± AC
YOC:	2000
Parking:	12 Spaces
Taxes:	\$41,024.26 (2024)
Power:	Heavy (TBD)
Zoning:	I-A (Industrial)

PROPERTY FEATURES

- Concrete construction
- Wet sprinkler system
- 1,500± SF freezer/refrigerator storage
- 500± SF refrigerator storage
- 2 - 10' x 8' dock-high doors (53' truck access)
- 2 - 12' x 10' grade level doors
- 18' clear ceiling height
- 3-Bay Sink & Floor Drains

Long-term tenant currently occupies approximately 35% of the property, leaving approximately 6,000 SF to be occupied.

For Sale: \$1,950,000
For Lease: \$12.00/SF NNN

Fuller Real Estate
 (303) 534-4822

**Brokerage Disclosure
 to Buyer**

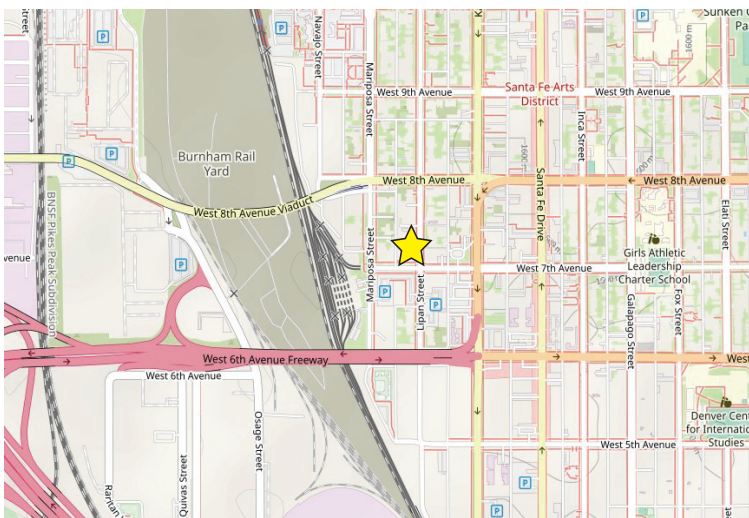
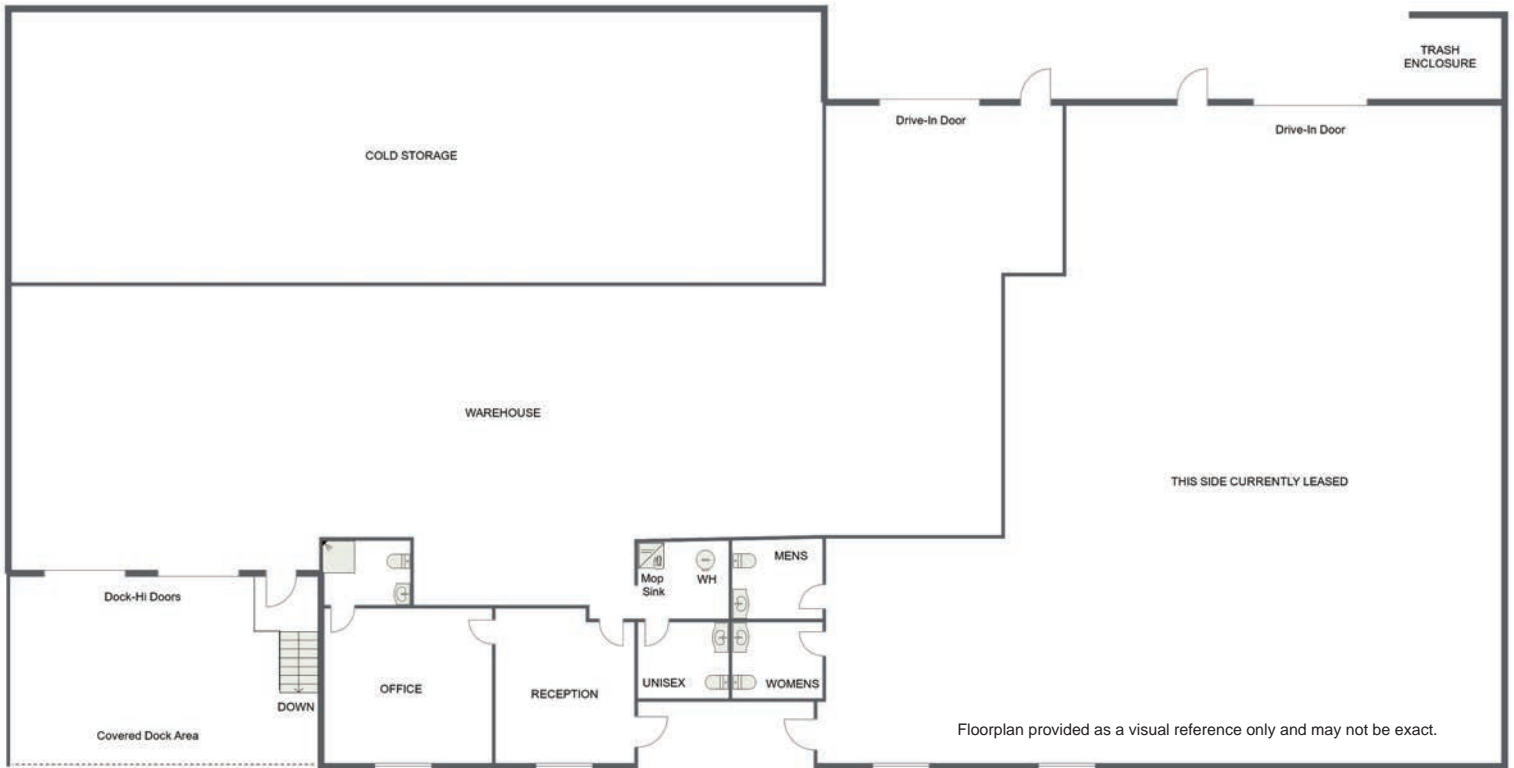
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LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	18,397	253,012	529,460
Households	9,839	130,011	248,007
Median HH Income	\$74,246	\$82,239	\$82,127
Median Age	34.70	35.50	36.40
Traffic	7,105 vpd - W. 7th Avenue at Lipan St. (2022)		

Source: CoStar 2025

The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including, without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.