

Industrial Property w/ Cold Storage

717 Lipan St., Denver, CO 80204



www.FullerRE.com

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
- 16' 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.

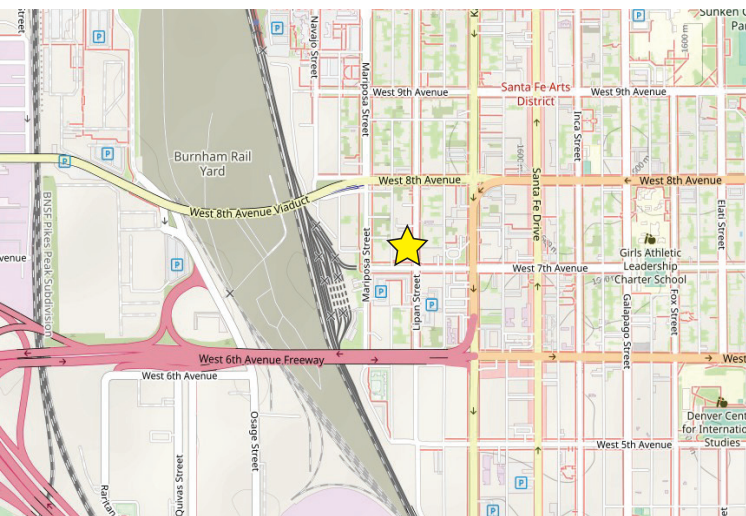
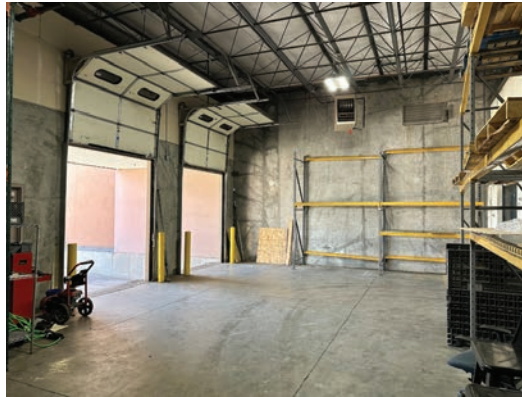
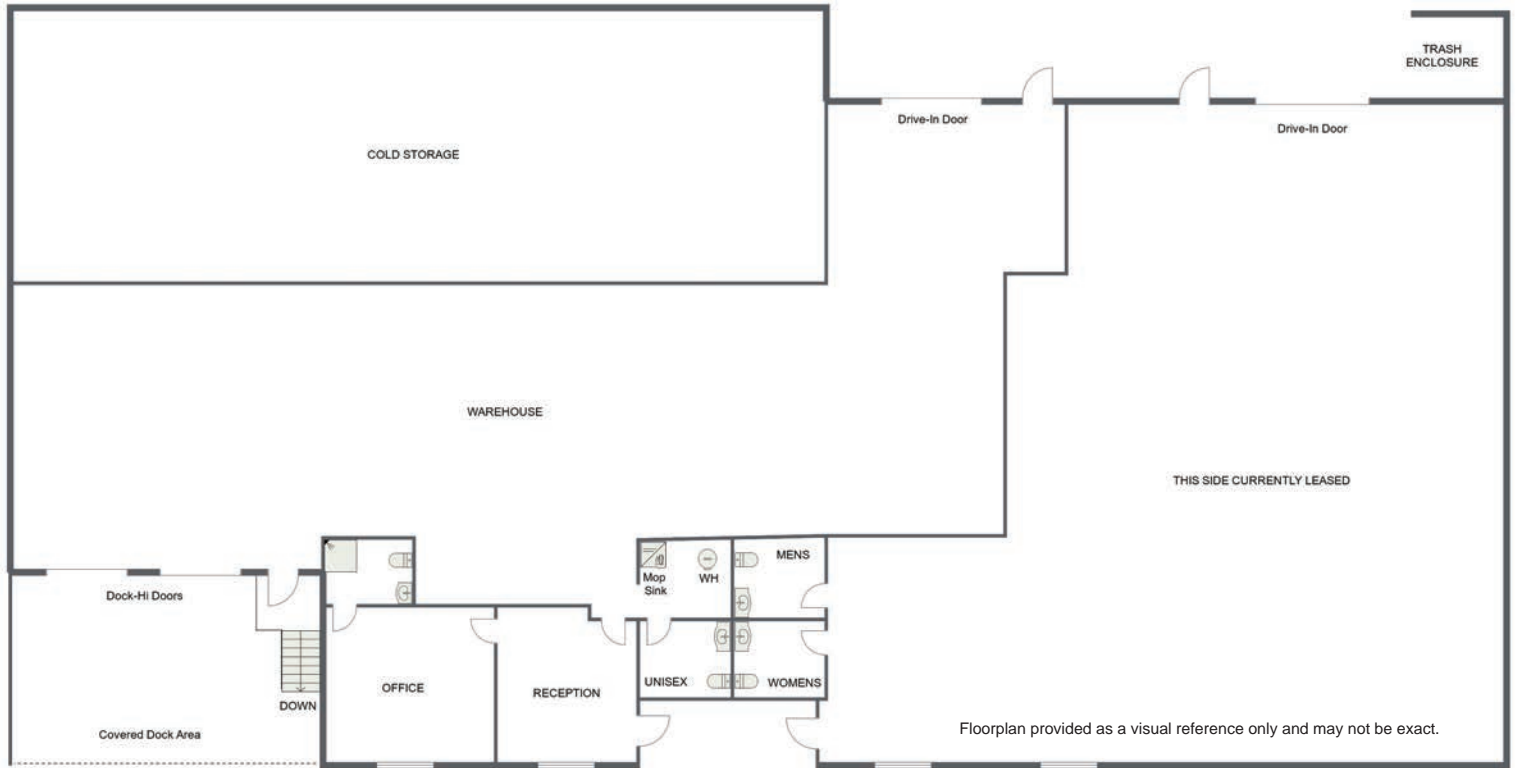
For Sale: \$1,950,000

For Lease: \$12.00/SF NNN

Fuller Real Estate
(303) 534-4822

**Brokerage Disclosure
to Buyer**

Brian Baker
(720) 287-5416 direct
(720) 280-4733 mobile
BBaker@FullerRE.com



DEMOGRAPHICS



Population

1 Mile

3 Miles

5 Miles

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