

# Turnkey Industrial Building For Sale

785 S Jason Street, Denver, CO 80223



**For Sale: \$1,450,000**

## BUILDING OVERVIEW

<b>Total Bldg. SF:</b>	5,844± SF
<b>YOC:</b>	1962
<b>Zoning:</b>	I-A (Denver)
<b>Dock-Hi Door:</b>	One - 8'x12'
<b>Clear Height:</b>	12'
<b>Taxes (2025):</b>	\$18,840.20
<b>HOA Fee:</b>	\$645/month
<b>Power:</b>	200 amps (tbv)

## PROPERTY HIGHLIGHTS

- Turnkey facility
- 20% Office / 80% Warehouse
- New roof installed 11/2022 (20 year warranty)
- Well maintained HVAC
- LED Lighting
- Central Denver Location
- Exceptionally well maintained property

