

3899 Jackson St



Location: **North Central Ind Cluster**
Lower North Central Ind Submarket
Denver County
Denver, CO 80205

Building Type: **Class C Warehouse**
 Status: **Built 1954, Renov 1998**
 Tenancy: **Multiple Tenant**

Management: -
 Recorded Owner: **Green Yard LLC**

Land Area: **2.53 AC**
 Stories: **1**
 RBA: **54,785 SF**

Total Avail: **33,600 SF**
% Leased: 38.7%

Ceiling Height: **12'0"-26'0"**
 Column Spacing: -
 Drive Ins: **2**
 Loading Docks: **12 ext**
 Power: **400a/240v 3p**

Crane: -
 Rail Line: **None**
 Cross Docks: **None**
 Const Mat: **Masonry**
 Utilities: **Gas - Natural, Heating, Sewer - City, Water - City**

Expenses: **2011 Tax @ \$0.82/sf**
 Parcel Number: **2244-00-044**
 Parking: **Free Surface Spaces; Ratio of 0.60/1,000 SF**
 Amenities: **Fenced Lot**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 5A	6,000	6,000	\$7.25/nnn	Vacant	Negotiable	Direct
P 1st / Suite 5B	7,200	7,200	\$7.25/nnn	Vacant	Negotiable	Direct
P 1st / Suite 5C	7,200	7,200	\$7.25/nnn	Vacant	Negotiable	Direct
P 1st / Suite 5D	7,200	7,200	\$7.25/nnn	Vacant	Negotiable	Direct
P 1st / Suite 5E	6,000	6,000	\$7.25/nnn	Vacant	Negotiable	Direct