

# Lease Availability Report

## 3963 Walnut St

Denver, CO 80205 - Lower North Central Ind Submarket



### BUILDING

Type:	Class C Industrial
Subtype:	Warehouse
Tenancy:	Single
Year Built:	1953
RBA:	14,421 SF
Floors:	1
Typical Floor:	14,421 SF
Ceiling Ht:	14'

### AVAILABILITY

No Spaces Available

### EXPENSES PER SF

Taxes: \$1.42 (2016)

### SALE

Last Sale: Portfolio of 3 Industrial Properties in Denver, CO Sold on Jun 5, 2015 for \$3,510,000 (\$166.64/SF)

### LOADING

Docks:	9 ext	Drive Ins:	3 tot./9'w x 12'h
Rail Spots:	None		

### POWER & UTILITIES

Power:	3p
Utilities:	Gas - Natural, Heating, Sewer - City, Water - City

### FEATURES

Fenced Lot

### LAND

Land Area:	0.43 AC
Zoning:	I-A
Parcel:	2233-15-033

### TRANSPORTATION

Parking:	6 free Surface Spaces are available; Ratio of 0.41/1,000 SF
Transit/Subway:	18 minute walk to 30th-Downing Transit Stop (D Line)
Airport:	31 minute drive to Denver International Airport

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### KEY TENANTS

Component Distributors

14,421 SF