

Lease Availability Report

1455 S Platte River Dr

Denver, CO 80223 - Upper South Central Ind Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Warehouse
Tenancy:	Single
Year Built:	1973; Renov 2004
RBA:	31,600 SF
Floors:	1
Typical Floor:	31,600 SF
Ceiling Ht:	18'

AVAILABILITY

No Spaces Available

EXPENSES PER SF

Taxes:	\$1.41 (2016)
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SALE

Last Sale: Sold on Jul 12, 2006 for \$1,950,000 (\$61.71/SF)

LOADING

Docks:	4 ext	Drive Ins:	1 tot./12'w x 14'h
Cross Docks:	None	Cranes:	None
Rail Spots:	Yes	Rail Line:	Yes

POWER & UTILITIES

Power: 1,000a/220v 3p Heavy

FEATURES

Bus Line, Fenced Lot

LAND

Land Area:	1.53 AC
Zoning:	I-MX-3
Parcel	5211-30-013

TRANSPORTATION

Parking:	15 free Surface Spaces are available; Ratio of 0.47/1,000 SF
Airport:	40 minute drive to Denver International Airport

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KEY TENANTS

Denver Rubber Company

31,600 SF