



**PRICE: \$1,415,000**  
**100% LEASED INVESTMENT PROPERTY**

## 9,140 SF INDUSTRIAL BUILDING FOR SALE

5140 CLARKSON STREET  
 DENVER, COLORADO 80216

**Don't miss your chance to capitalize on this great opportunity to acquire this fully leased industrial property.** This unique opportunity is strategically located in central Denver between the major arteries of the city. The facility's roof was replaced in 2014 along with the power upgraded to 1200 amps, 3-phase/208-volts.

**Call us for more information and to set up a tour.**

Price:	\$1,415,000 (\$154.81/SF)
Current NOI:	\$92,000.40 (Annual Rent Increases)
Cap Rate:	6.5%
Building Size:	9,140 SF
Land Area:	12,500 SF (0.29 Acres)
Property Taxes:	\$25,555.38 (2023) \$2.80/SF
Year Built:	1980
Zoning:	IA - Light Industrial
Parking:	Surface Parking
Loading:	Each Unit has a 10'x12' Drive-In Loading Door



**BRIT BANKS**

**Senior Broker Associate**

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**TORREY PATTERSON**

**Broker Associate**

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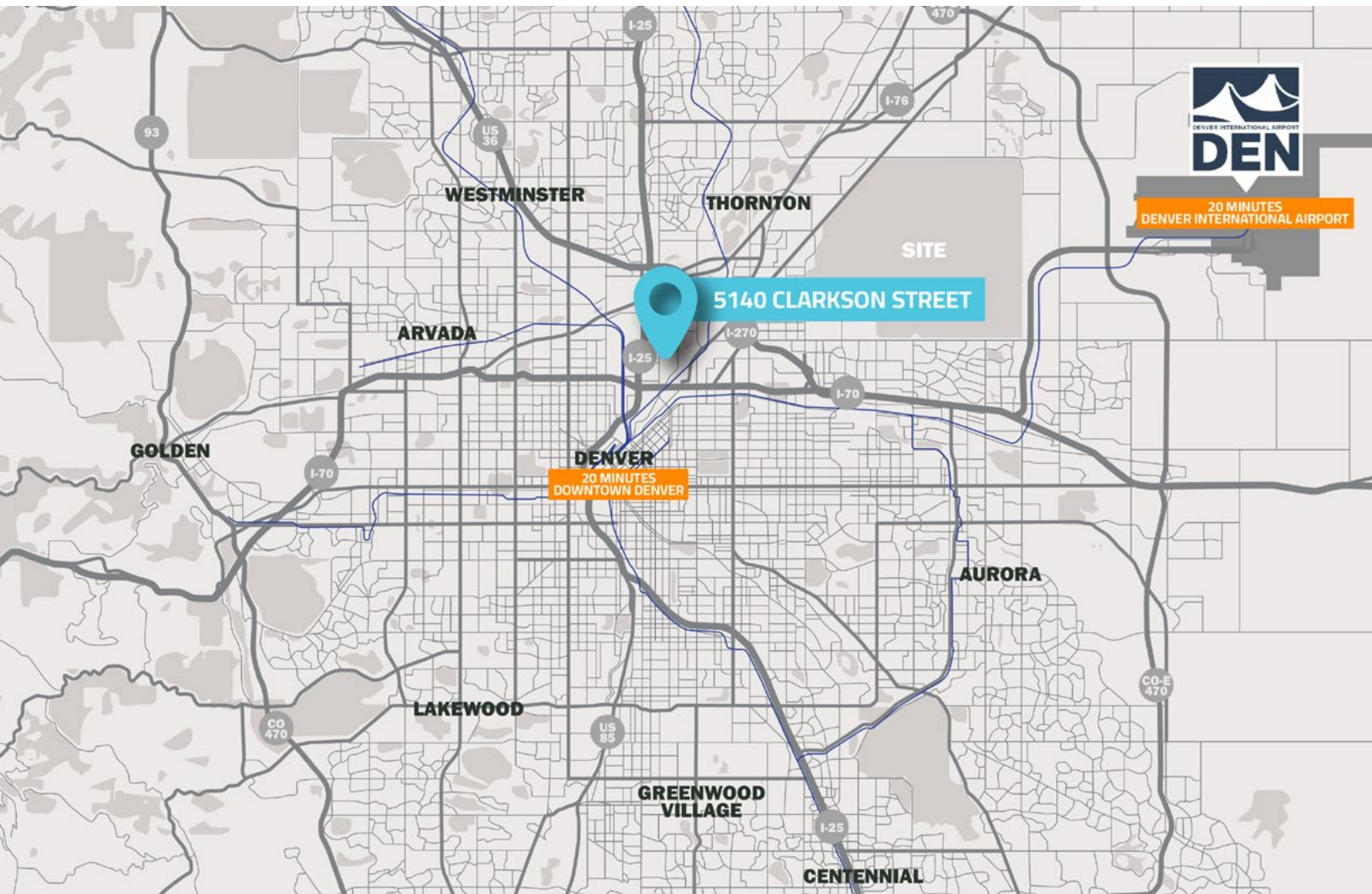
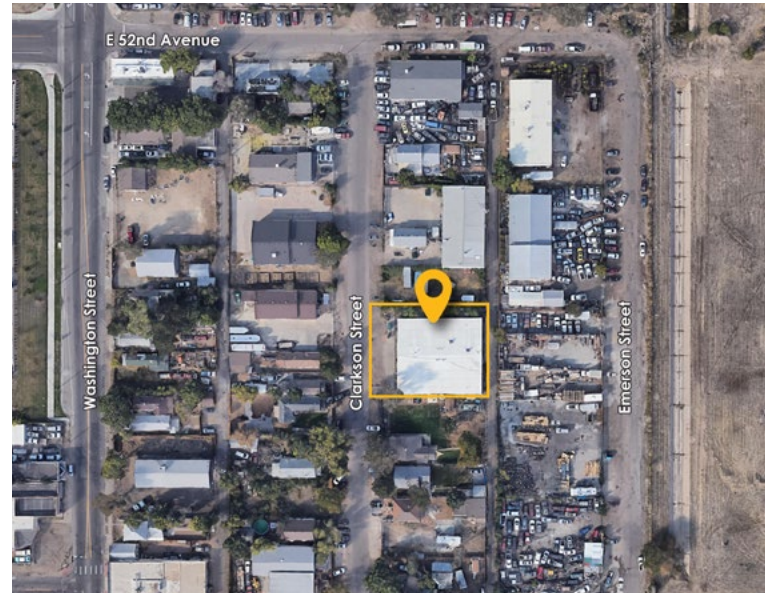
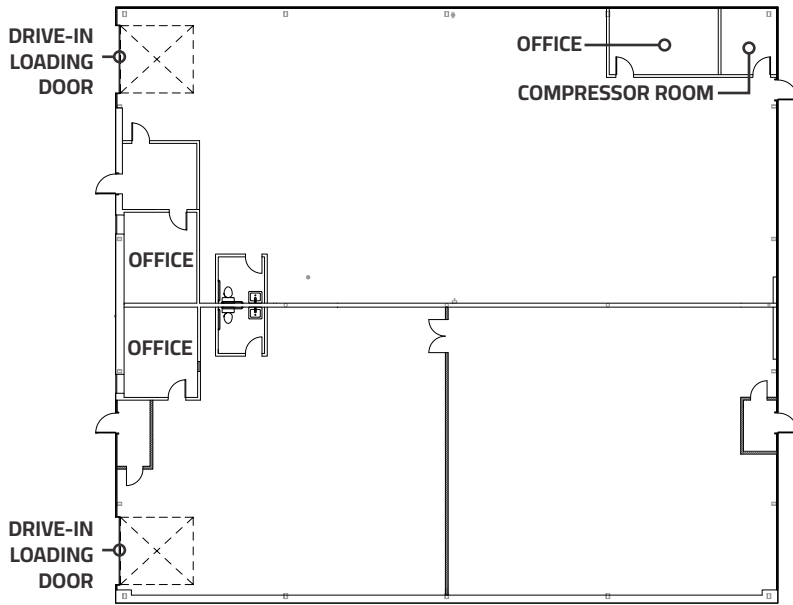
**DEAN CALLAN & COMPANY, INC.**

1510 28th Street, Suite 200

Boulder, Colorado 80303

303.449.1420 | [www.deancallan.com](http://www.deancallan.com)

FLOOR PLAN



*Listing Broker(s) has ownership interest in subject Property and represents the Seller/Landlord as its Agent.*

*All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.*





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