

For Sale or Lease

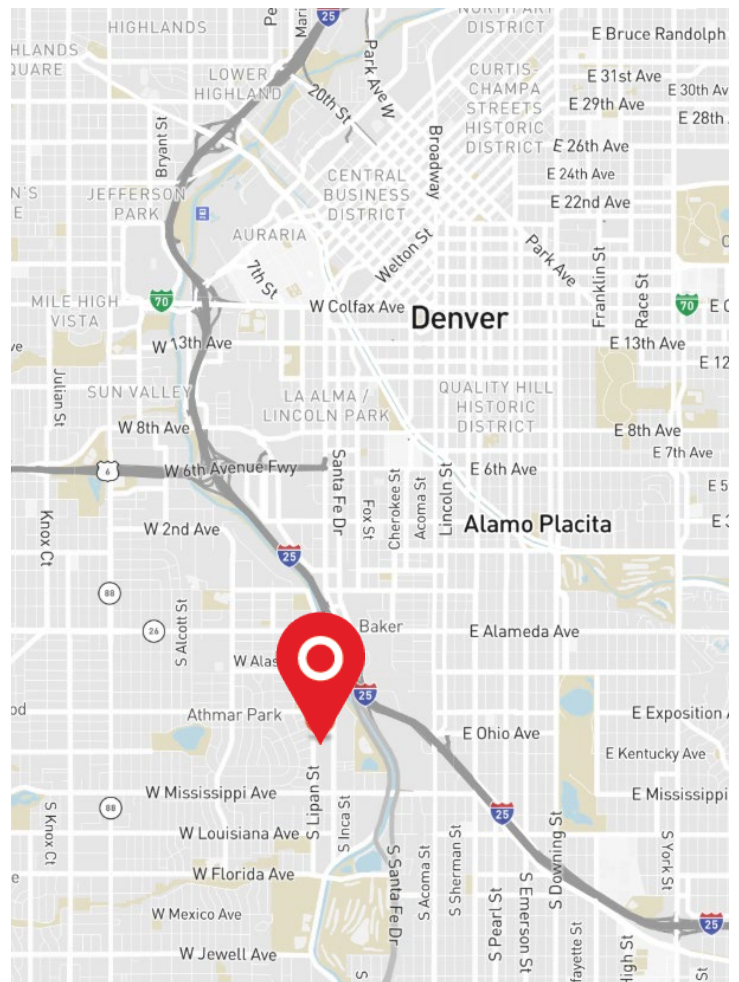
Rare infill location in Central Denver
28,863 SF on 9.66 Acres



**845 S. Jason Street &
728 S. Lipan Street
Denver, CO 80223**

Property Highlights

- Developable and/or leasable land
- Rare land opportunity with exceptional access to Santa Fe, I-25 and C-470
- Potential rail served property
- Multiple access points from both Jason and Lipan Street





845 S. Jason Street

For Sale: \$6,250,000 (\$217/SF)

For Lease: \$15.00/SF NNN

- Building size: 28,863 SF
 - Lot size: 4.52 Acres
 - Zoning: I-MX-3
 - Operating Expenses:
Taxes: \$2.80/ SF
Insurance: \$0.05/ SF
- CAMS Tenants Responsibility



728 S. Lipan Street

For Sale: \$5,150,000

For Lease: \$6,000 Per acre per month

- Lot size: 5.14 Acres
- Zoning: I-MX-3
- Taxes: \$80,000



Size
28,863 SF on 9.58 Acres



Ceiling height
14' - 20'



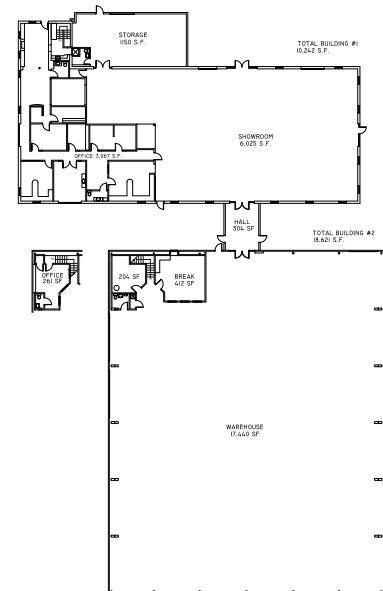
Location/Zoning
Denver County / I-MX-3



Power
2,000A , 480V, 3P



Loading
4 Drive-in doors (10' W X 14' H)



DRIVE TIMES



Santa Fe



I-25



6th Avenue



I-70



Denver CBD

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