

# RARE USER BUILDING FOR SALE/LEASE

**FOR  
LEASE  
\$4.00/SF  
NNN**

Taxes +/- \$13,300/YR  
Insurance +/- \$1,000/YR

**As Is**

(subject to escalations)



**FOR SALE  
\$795,000  
~~\$960,000~~  
Seller Carry  
25% Down  
7% Interest  
20 Year  
Amortization  
w/ 10 Year  
Balloon**

## 5765 LOGAN STREET, DENVER, CO 80216

### SITE FEATURES:

- ◆ Two Story User Building
- ◆ Logan Street Facing Showroom
- ◆ Rear Warehouse
- ◆ Second Level Office/Storage
- ◆ Fenced Secured Yard
- ◆ 600 Amps of 3 Phase Power
- ◆ Building Signage
- ◆ 12,368 SF Building
- ◆ +/- 30,056 SF Site
- ◆ Zoned I-1
- ◆ Built in 1971
- ◆ Immediate Access to I-25

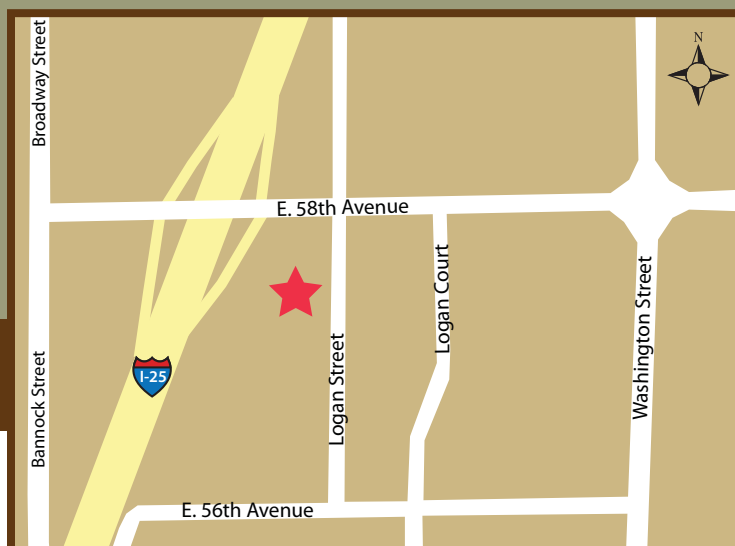
### Ground Level

2,385 SF Warehouse  
561 SF Office  
3,238 SF Showroom  
6,184 SF Total

**TOTAL  
BUILDING  
SIZE  
12,368 SF**

### Second Level

6,184 SF Office



**SELLER FINANCING AVAILABLE**



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# 5765 LOGAN STREET

Denver, Colorado 80216

## Ground Level: 6,184 SF

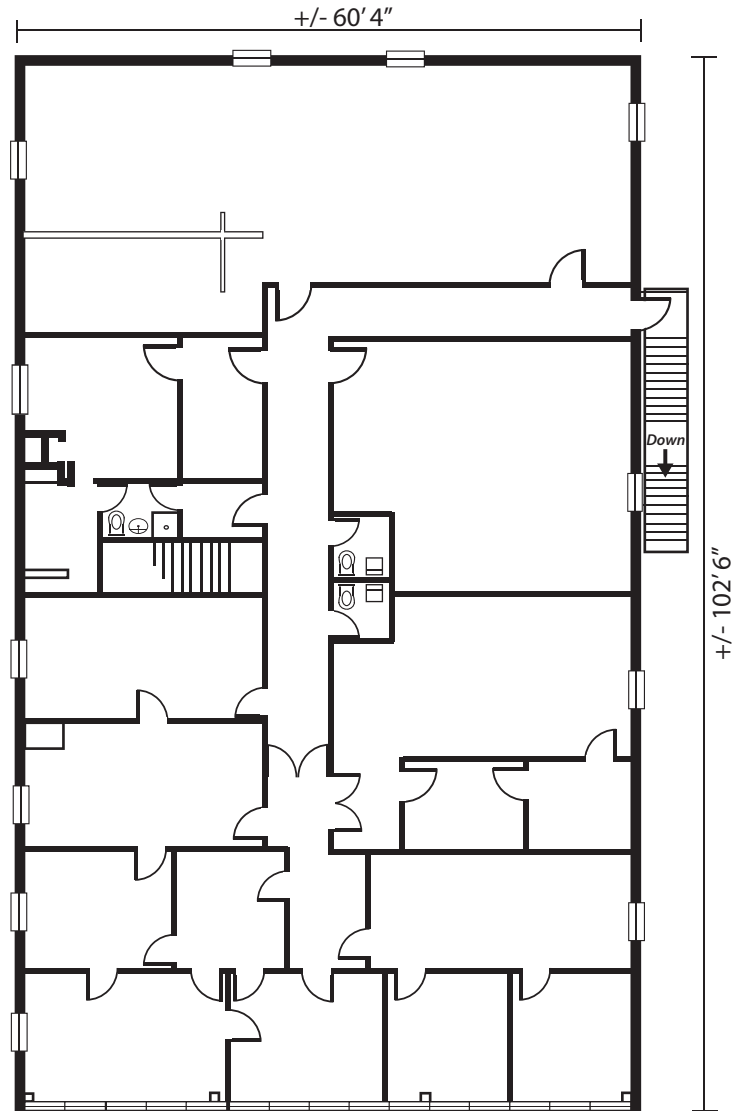
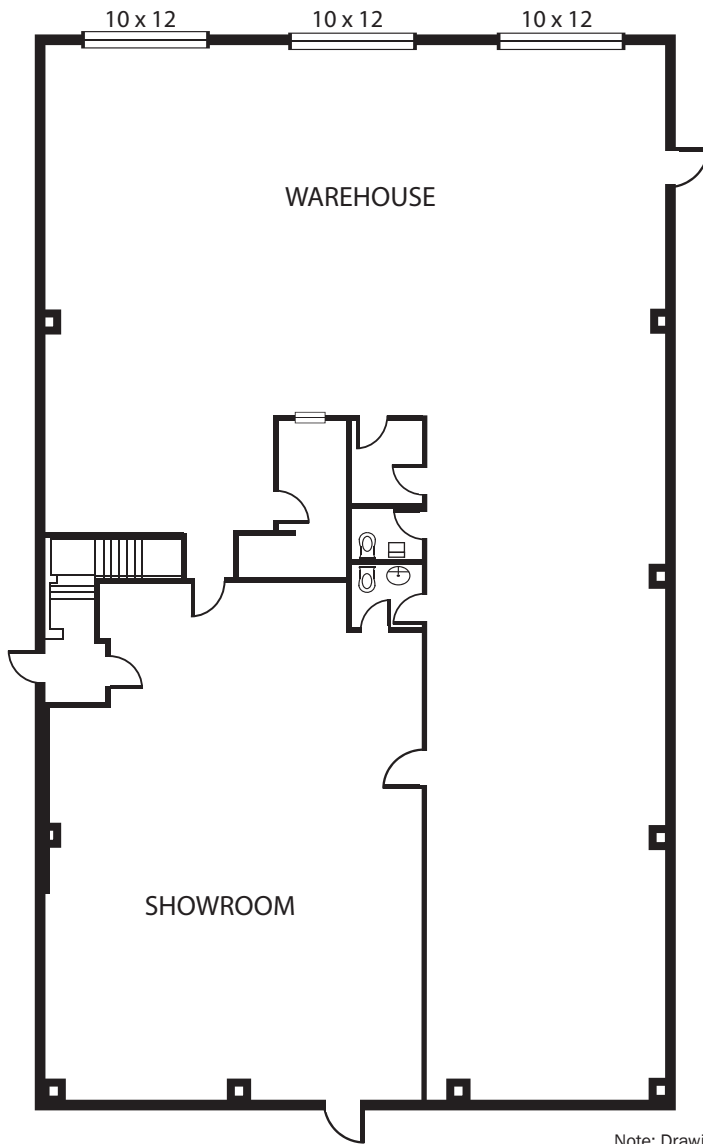
Warehouse - 2,385 SF

Office - 561 SF

Showroom - 3,238 SF

## Second Floor: 6,184 SF

Office - 6,184 SF



Note: Drawings are not to scale.

**FOR SALE**  
**\$795,000**

OR

**FOR LEASE**  
**\$4.00/SF NNN - AS IS**

(Taxes and Insurance  
Estimate +/- \$1.16/SF/YR)



### For More Information, Please Contact:

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