

2170 S Lipan Street, Denver, CO 80223

For Sale

5,570 SF Industrial / Training / Office



Zachory Schuchman

Associate Broker

317.389.0533

zach@colorosacommercial.com

Rachel Colorosa

Managing Director

303.886.8154

rachel@colorosacommercial.com



COLOROSA
COMMERCIAL
PROPERTIES

SALES | INVESTMENT | LEASING



Property Overview

2170 S Lipan Street, Denver, CO 80223

| | |
|--|--------------------------------------|
| Listing Price | \$1,300,000 |
| Square Footage | 5,570 SF |
| Power | 3 phase / 200A |
| Drive Ins | (1) 10' x 10' |
| Roof | TPO 2019 - 20 Year Warranty |
| HVAC | (2) Trane XR80 + (1) Aspen CC Series |
| Parking | 12 Spaces + yard |
| Zoning | I-A |
| Year Built | 1977 |
| Lot Size | 0.36 acres |
| 2022 Taxes | \$20,450 |
| Two large training rooms with kitchenette, warehouse, and yard with manual gated fence | |
| 2 story office buildout includes: private offices, reception, waiting, bathroom with shower, and kitchenette | |



Warehouse and Yard

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Training Rooms

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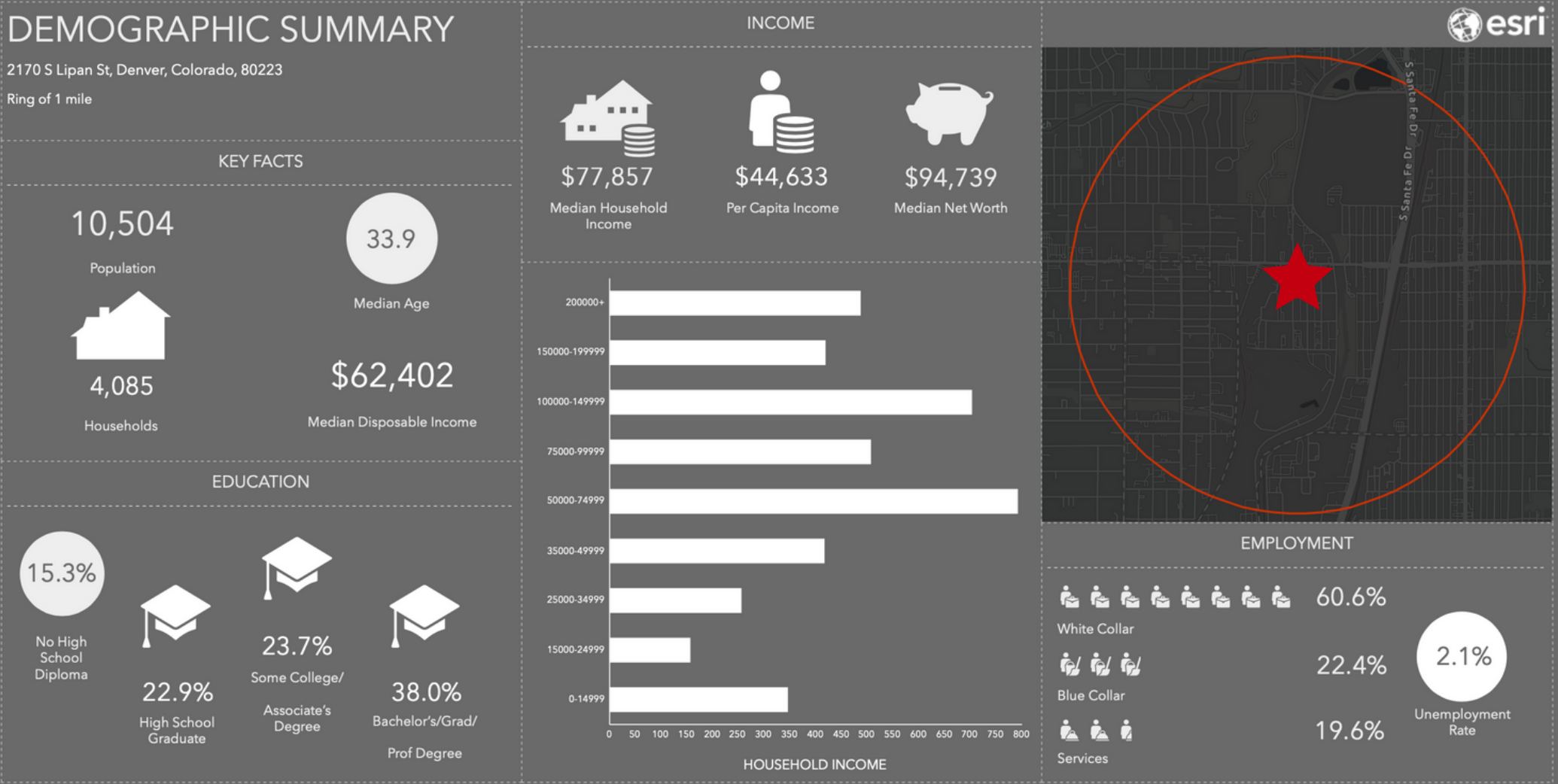
Office

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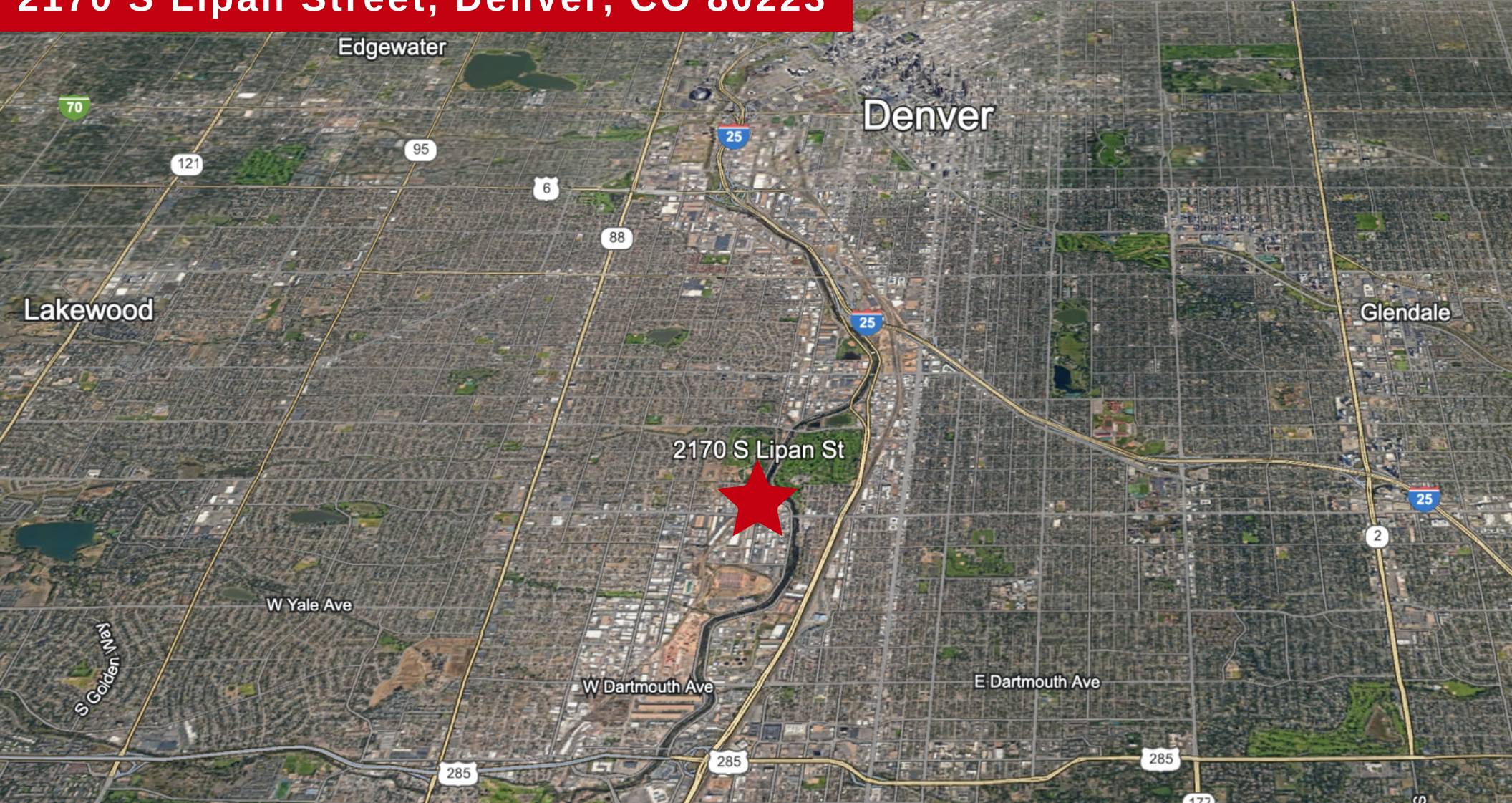
Demographics

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Access and Commute

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| | | | |
|----------------------|------------|---------------|-----------|
| Downtown Denver | 15 minutes | Interstate-25 | 5 minutes |
| | | | |
| South Santa Fe Drive | 2 minutes | Highway 285 | 4 minutes |



Disclosure

2170 S Lipan Street, Denver, CO 80223

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