

FOR SALE OR LEASE

2050 S. CHEROKEE ST.
DENVER, CO 80223

SALE PRICE ~~\$1,250,000~~
\$1,175,000
RENT RATE: \$19 NNN

INDUSTRIAL SPACE
OVER \$400K IN UPGRADES
BY PREVIOUS CANNIBIS GROWER

5,000 SF

PRIME LOCATION

JUST SOUTH OF EVANS AND EAST OF SANTE FE
PATH OF GROWTH AND REDEVELOPMENTS



MARK PYMS
BROKER/OWNER

CELL: 720.318.9454
OFFICE: 303.996.0690
MARK@PANORAMACOMMERCIALGROUP.COM

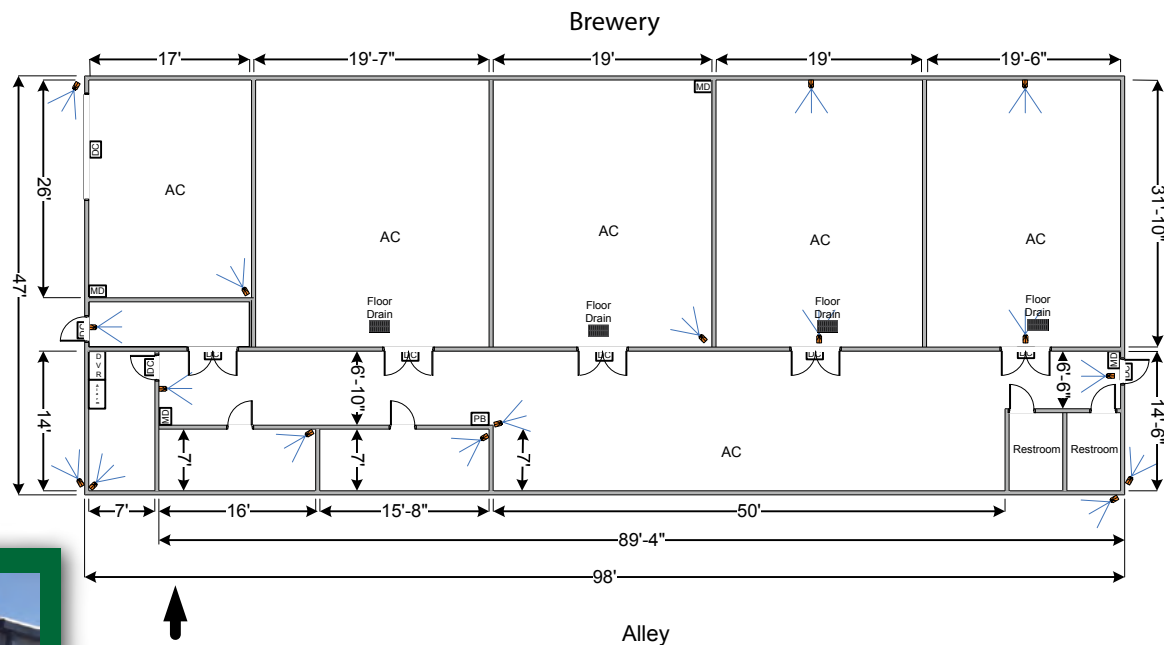


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INDUSTRIAL INVESTMENT



- 14' Clear Height
- 4 Off-street parking spaces with additional street parking available
- Overhead Drive-in Door
- 2-Restrooms



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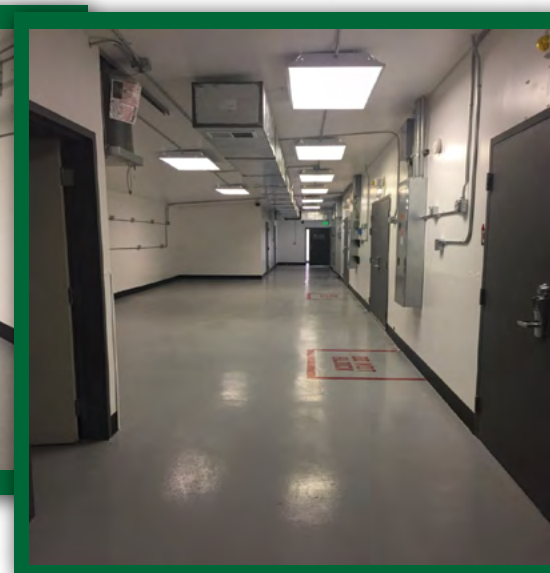
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- All rooms secure
- Individual HVAC units for temperature control and floor drains in most rooms
- Heavy Power (3-phase, 1200 amps) and CO2 system is hardwired into each room and monitored by the alarm system with personal transformer
- High-End Security throughout including Cameras and DVR System
- Hardwired CO2 Fire Suppression



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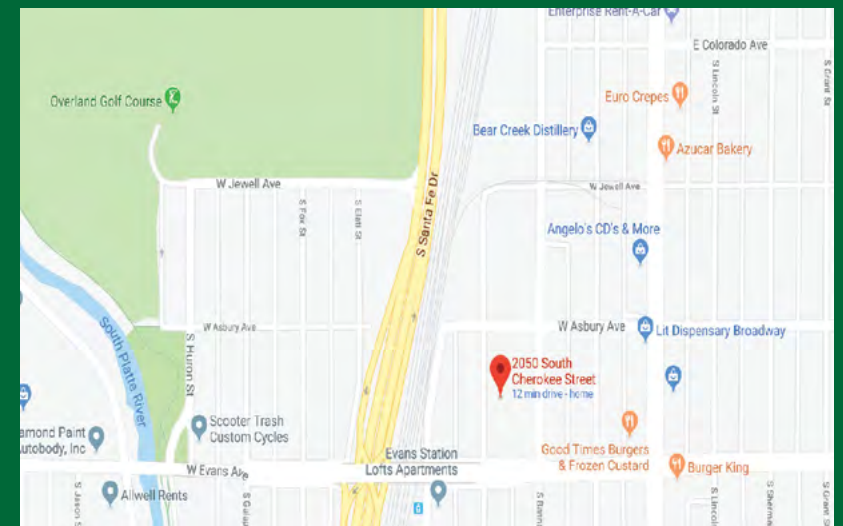
INDUSTRIAL SPACE

2050 S. CHEROKEE ST.

- EASY ACCESS TO EVANS
AND SANTA FE
- JUST SOUTH OF DECLARATION
BREWING CO.



DIRECTLY ACROSS FROM 140 UNITS CURRENTLY UNDER
CONSTRUCTION OF MIXED-USE MULTI-FAMILY/RETAIL



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