

3.514 ACRES IMPROVED BUILDING LOT FOR SALE (WITH CONSTRUCTION DRAWINGS)

SPECIFICATIONS

- SALE PRICE: NEGOTIABLE
- PREMIER LOCATION AT THE NORTHEAST CORNER OF DOGWOOD AND CHERRY ST.
- IMPROVED SITE READY FOR CONSTRUCTION. LEVEL GROUND WITH FILL DIRT VALUED AT \$120,000.
- ZONING ALLOWS OFFICE, RESEARCH FACILITIES, MANUFACTURING, WAREHOUSE & DISTRIBUTION, SOFTWARE AND BIOTECH.
- DIRECT ACCESS TO DIA AND METRO DENVER VIA THE NORTHWEST PARKWAY (E-470, C-470) AND HIGHWAY 36

PERFECT OPPORTUNITY FOR AN OWNER USER

- FULL CONSTRUCTION DRAWINGS AVAILABLE TO BUILD A 32,573 – 48,525 SQUARE FOOT MANUFACTURING FACILITY.
- EXISTING CONSTRUCTION DRAWINGS (VALUED AT \$130,000)
- CLASS A TILT UP CONSTRUCTION SUITABLE FOR LIGHT INDUSTRIAL, OFFICE/FLEX AND WAREHOUSE

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it.

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CONTACT:

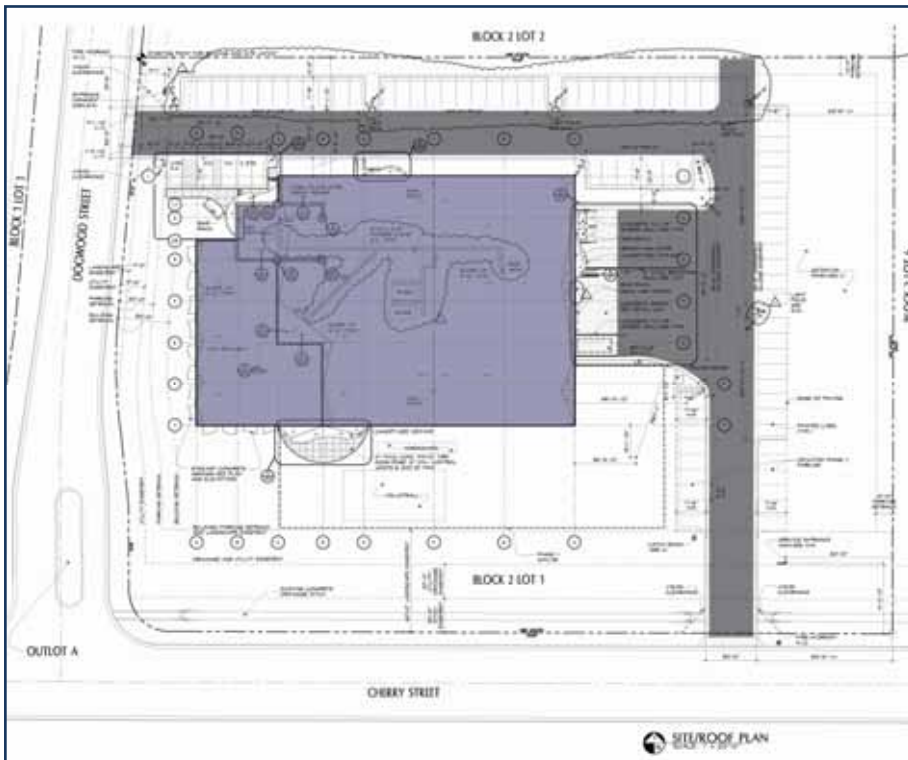
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SITE PLAN



PREMIER NORTHWEST MARKET LOCATION

