Industrial Building for Sale

1100 W MISSISSIPPI AVENUE, DENVER, CO 80223



Warehouse Virtual Tour

Office Virtual Tour

Overview

Hoff & Leigh proudly bring you this highly sought after stand-alone Industrial property for sale, located at 1100 W Mississippi Avenue. It boasts 15,665 SF of office/warehouse space and is situated on a large I-1 zoned Industrial lot, featuring fenced and secure storage, and ample parking.

The building features multiple overhead doors (3) ranging from 10' - 12' in height, warehouse clear height ranging from 16' - 17.5' along with other common areas throughout the building. It currently has an extremely useable 75/25%, warehouse to office ratio.

The versatile spaces in the building can be used for various industrial and retail businesses. This property is ideal with its prime location, flexible zoning, and attractive features. Contact us today to schedule your private showing.

*Billboard generates $2,800 annually.

Highlights

- Fenced Yard Space
- Ample Parking and Outside Storage
- High Visibility Signage
- Frontage along W. Mississippi Avenue
- Flexible I-1 Zoning
- Multiple Overhead Doors
- Billboard Income in Place

Property Details

Sales Price
~~$2,584,725~~
$1,600,000

Lot Size
0.82 Acres

Building Size
15,665 SF

Zoning
I-1

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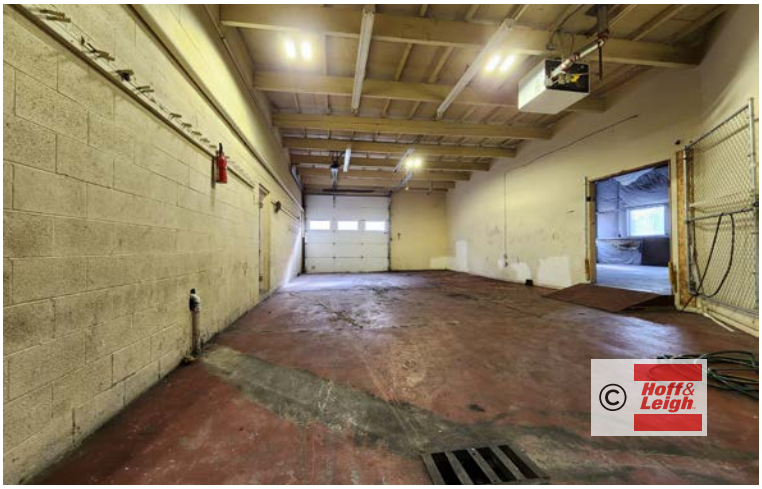
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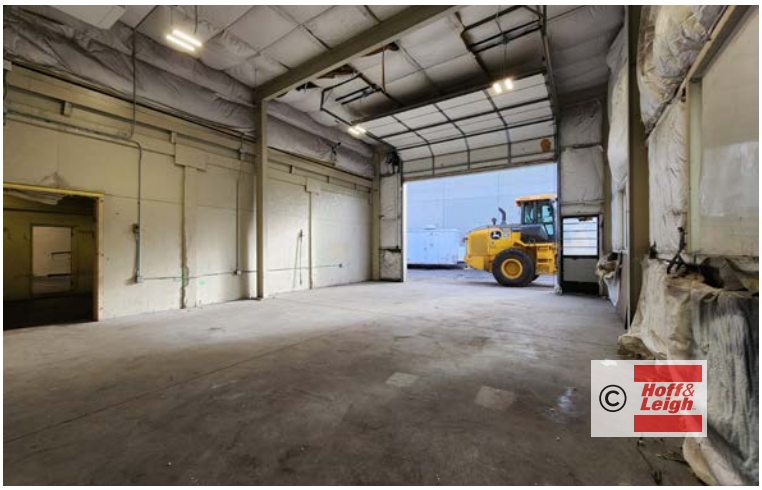
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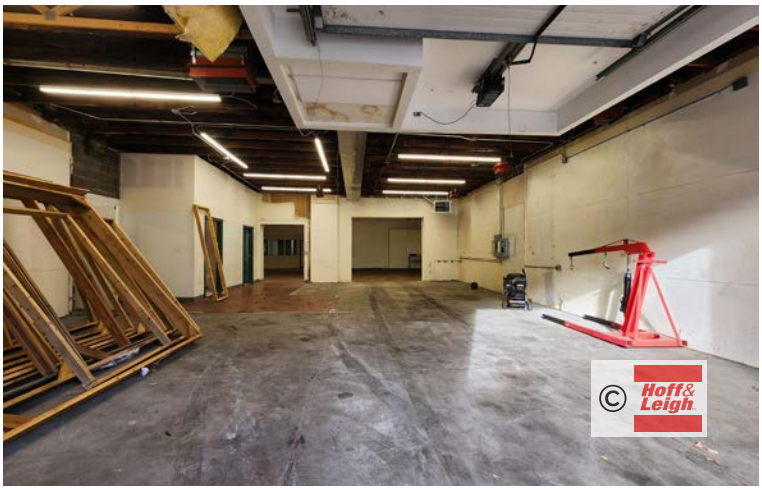












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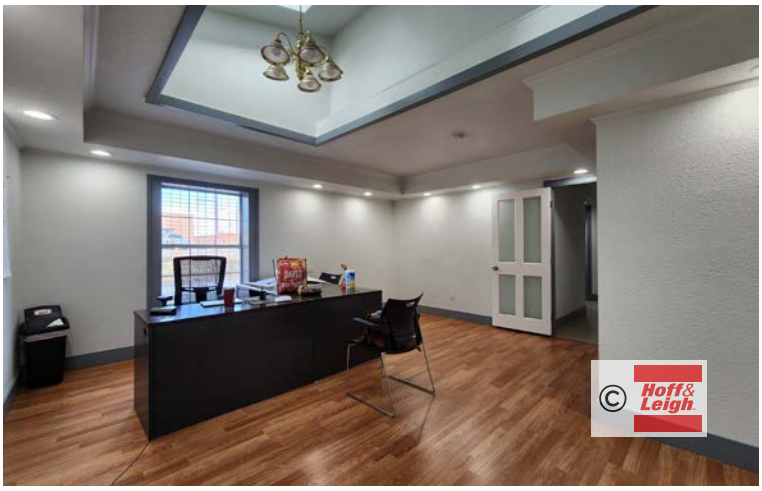
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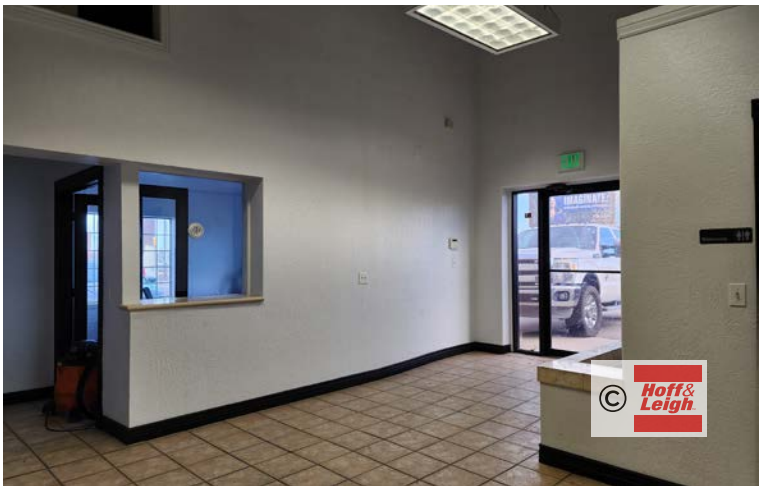
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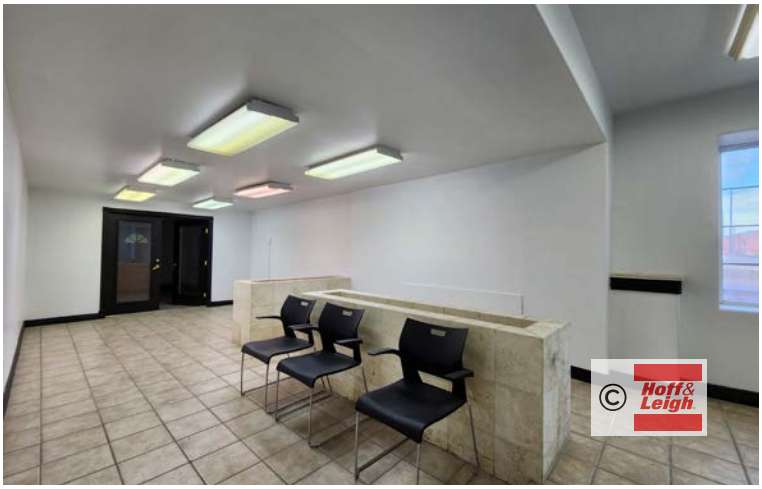
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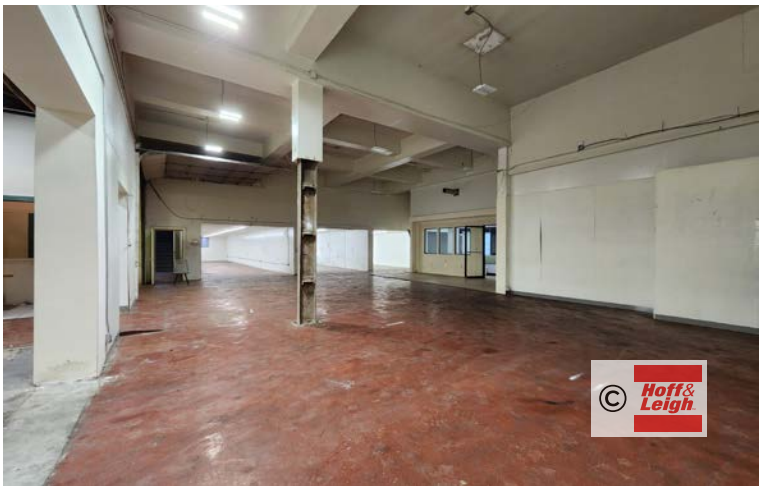
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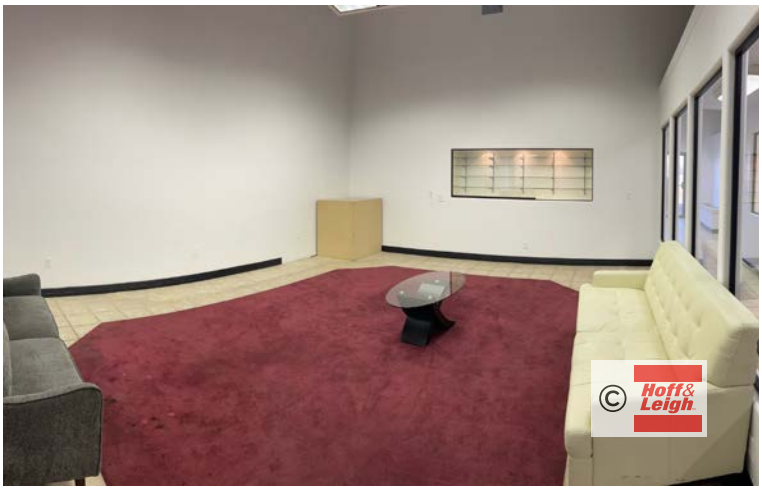
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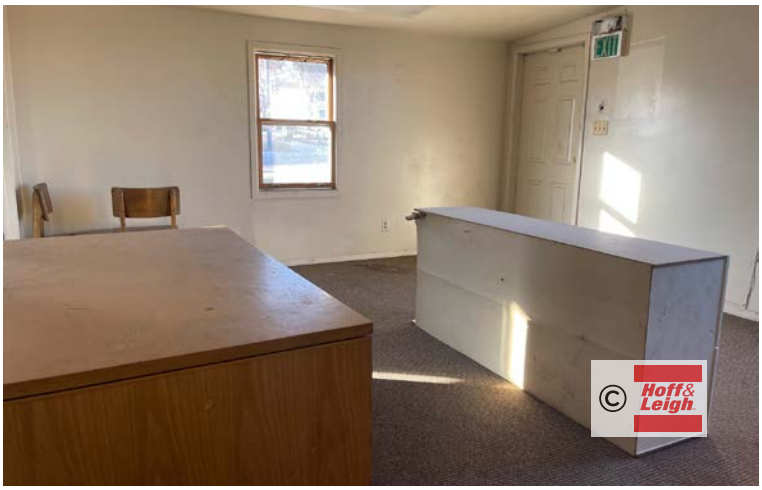
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DEMOGRAPHICS

195,495
Population

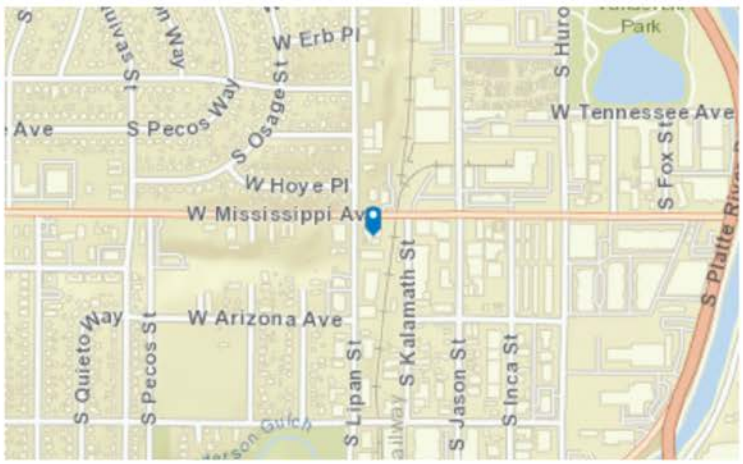
34.6
Median Age

2.2
Average Household Size

$77,587
Median Household Income

TRAFFIC COUNT

Cross street	VPD	Distance
W Hoye Pl	4,700	0.0
W Louisiana Ave	2,600	0.3
S Fox St	20,494	0.4
S Huron St	720	0.4
S Huron St	370	0.5



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