

FOR SALE
40,000 SF

REDUCED
PRICE



INDUSTRIAL WAREHOUSE

12790 E. 38th AVE,
DENVER, CO 80239

Ilya Klein - Broker
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*Novel*Commercial
501 S Cherry Street Suite 1100
Denver, CO 80246

FINANCIAL SUMMARY

OFFERING PRICE **\$5,600,000**

LEASABLE AREA **40,000 SF**

PRICE PER SF **\$140**

LOT SIZE **1.8 Acres**

LOADING **6 Dock High &
1 Drive-In Doors**

POWER **800 Amps of
277/480 3-phase**

COUNTY **Denver**

ZONING **I-B**



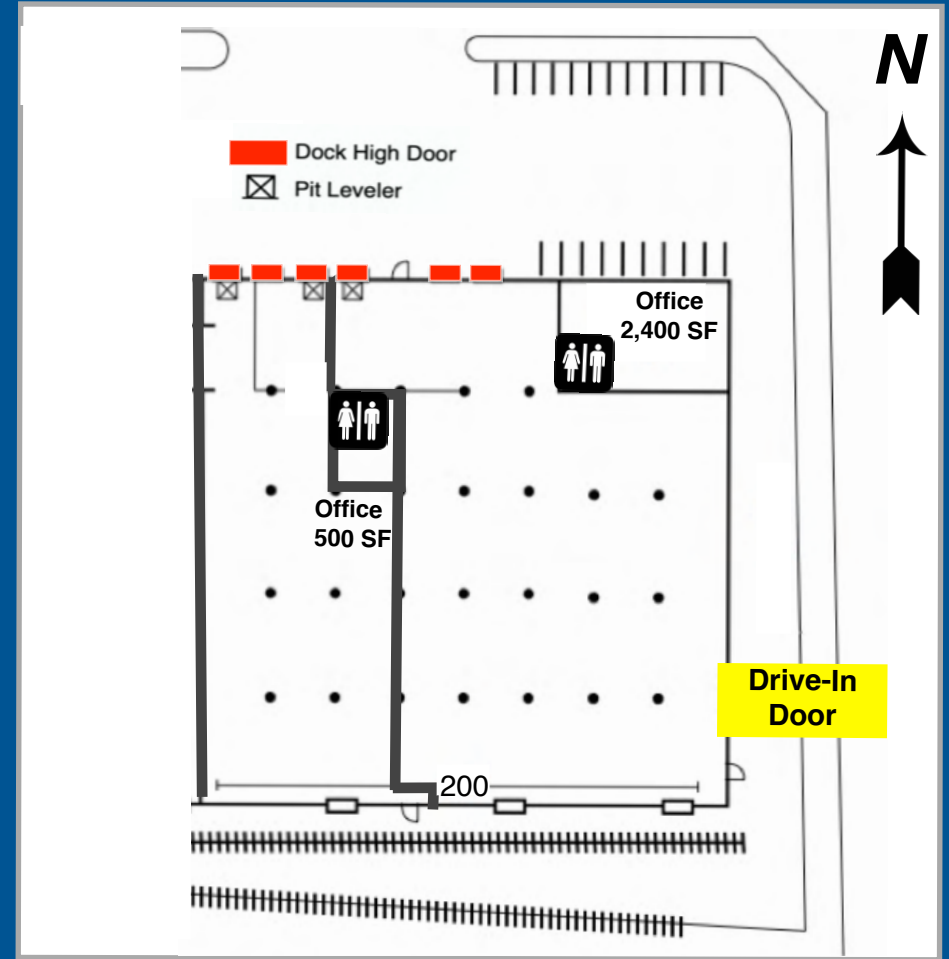
PROPERTY OVERVIEW



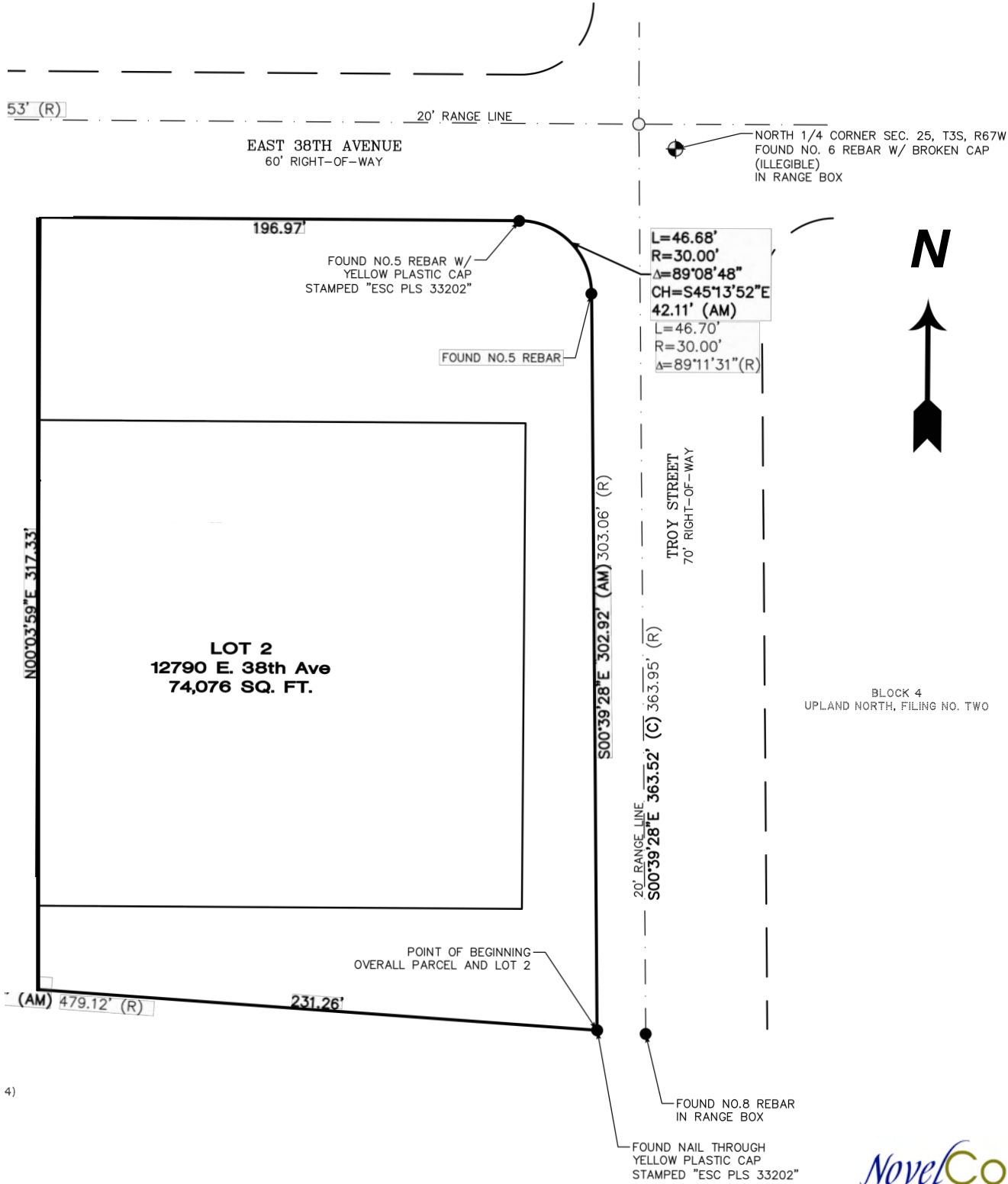
- ✓ 20' Clear Height
- ✓ 6 Dock High Doors
- ✓ Drive-In Door (12' x 14')
- ✓ Fully Fire Sprinklered
- ✓ 800 Amps of 277/480 3-Phase
- ✓ 40' x 25' Column Spacing
- ✓ Fresh Interior/Exterior Painting
- ✓ Rail Possible (Union Pacific)
- ✓ New 20 Year Roof Warranty

Disclaimer: The information contained herein (on this page and included pages) has been obtained through sources deemed reliable but cannot be guaranteed or relied upon as to its accuracy. Any information should be verified through independent sources by interested parties. All measurements and calculations are approximate. The property may no longer be available for sale or lease, may be withdrawn, its offering price changed, or sold or leased to another party at anytime and without notice. NOTE: Ilya Klein, who is Broker of Novel Commercial, is also president of the company who is the seller. Please do not provide any information deemed private or confidential.

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PROPERTY SURVEY



4)

DEMOGRAPHICS REPORT FOR 80239

POPULATION

1 MILE

3 MILE

12,709

136,354

HOUSEHOLDS

1 MILE

3 MILE

3,722

42,963

MEDIAN AGE

1 MILE

3 MILE

33.10

33.60

MEDIAN HH INCOME

1 MILE

3 MILE

\$63,726

\$63,033

POPULATION GROWTH '23-'28

1 MILE

3 MILE

2.14%

2.32%

HOUSEHOLD GROWTH '23-'28

1 MILE

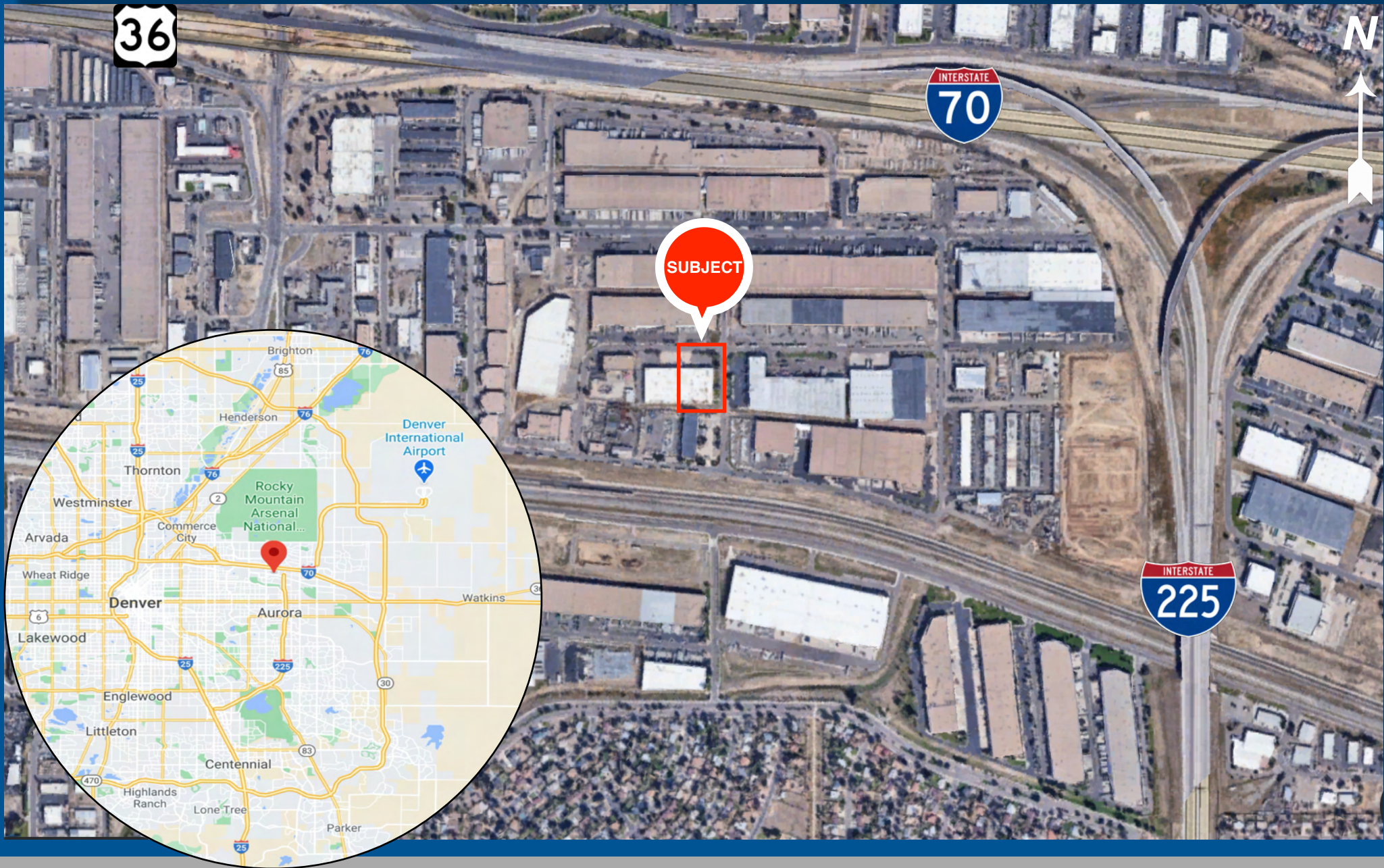
3 MILE

2.12%

2.79%

Disclaimer: The information contained on this page has been obtained from www.costar.com. Any information should be verified through independent sources by interested parties.

LOCATION I-70 & I-225



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