



FUNCTIONAL INDUSTRIAL UNITS
1,680 - 15,120 SF SPACES AVAILABLE

5475 PEORIA ST

DENVER, CO, 80239

Property Summary

- Class A Flex/Industrial Space Available Immediately
- Open Floorplan & High Ceilings
- Newly Refreshed, Turnkey Spaces or Unfinished Spaces Ready For Custom Buildout
- Upgraded Electrical, HVAC, New Paint, Flooring, Offices, Bathroom
- Variety of Space Options Available - Contact Broker
- ****Rent to Own Options Available!!****

For more information:

Property Features

Pricing:	See Pages 2 & 3 for Details
Expense Estimate:	\$8.65/SF
Loading:	One Drive-In Door Per Unit (10'x12')
Ceiling Height:	16'-18'
Office SF:	± 10% Per Unit
Parking:	Ample
Sprinklered	No
Power:	400 Amp, 3-Phase (TBV)

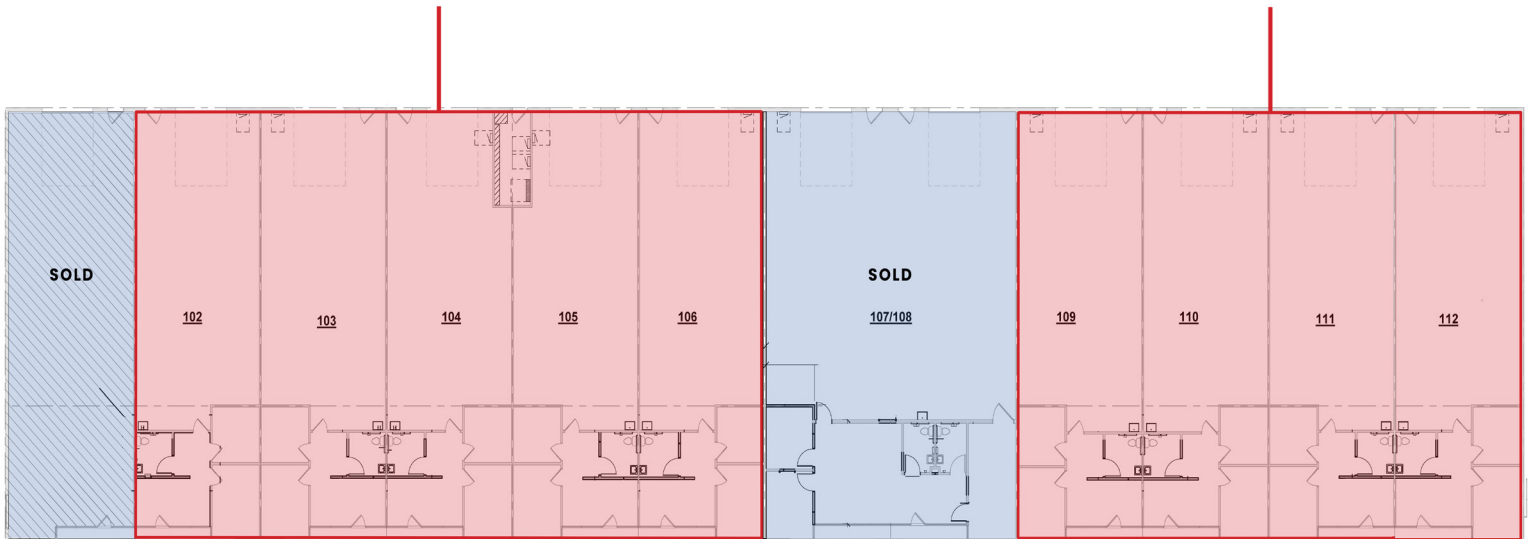
**Expense Estimate: Includes Association Fees, Taxes, Building Insurance, & Water*

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BUILDING 1 – RENOVATED, MOVE-IN READY SUITES
1,870 – 9,350 SF AVAILABLE

AVAILABLE – UP TO 5 UNITS
(1,870 SF EACH)

AVAILABLE – UP TO 4 UNITS
(1,870 SF EACH)



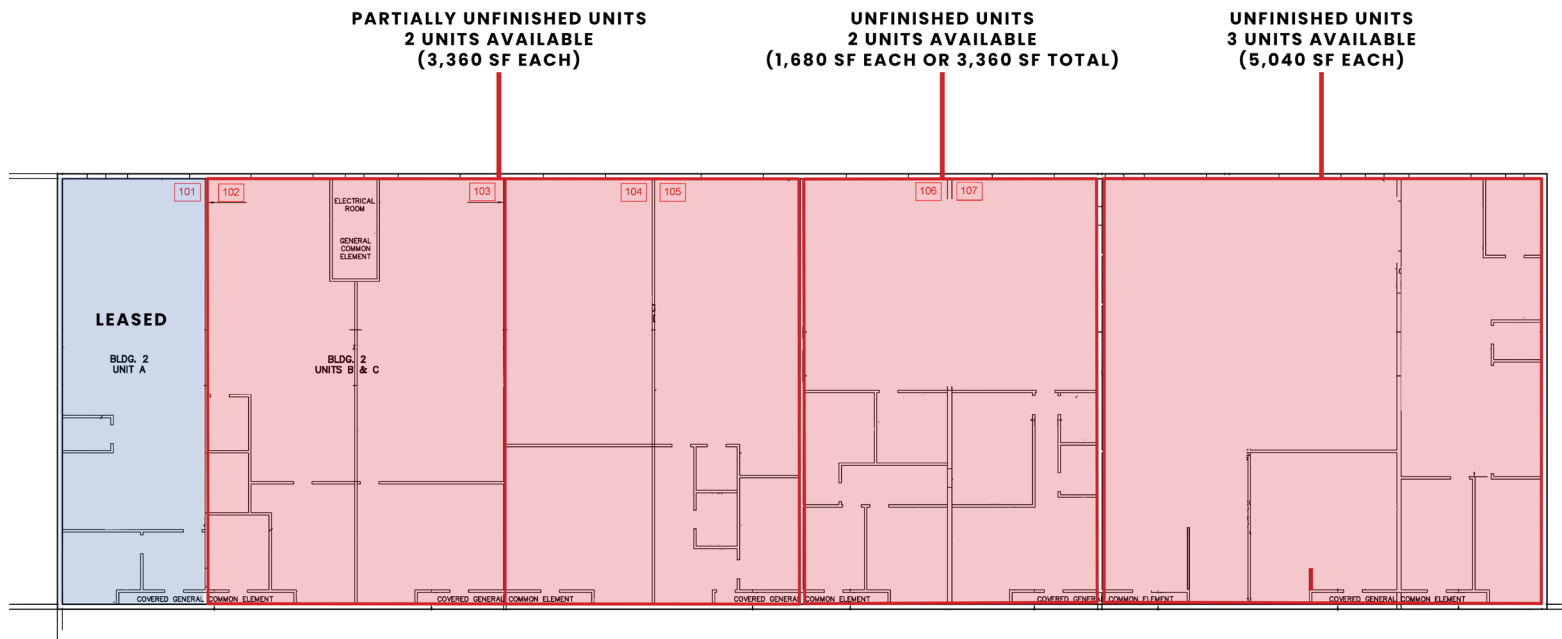
Available Units	SF	Sale Price
Unit 1	±1,870 SF	\$515,000 (\$275/SF)
Unit 2	±3,740 SF	\$991,100 (\$265/SF)
Unit 3	±5,610 SF	\$1,400,000 (\$250/SF)
Unit 4	±7,480 SF	\$1,870,000 (\$250/SF)
Unit 5	±9,350 SF	\$2,335,000 (\$250/SF)

Flexible suite options available starting at 1,870 SF, with the ability to combine contiguous units to accommodate a wide range of space requirements and buyer needs

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BUILDING 2 – UNFINISHED SPACES READY FOR BUILDOUT

1,680 – 15,120 SF AVAILABLE



BUILDING 2 (AS - IS PRICING):

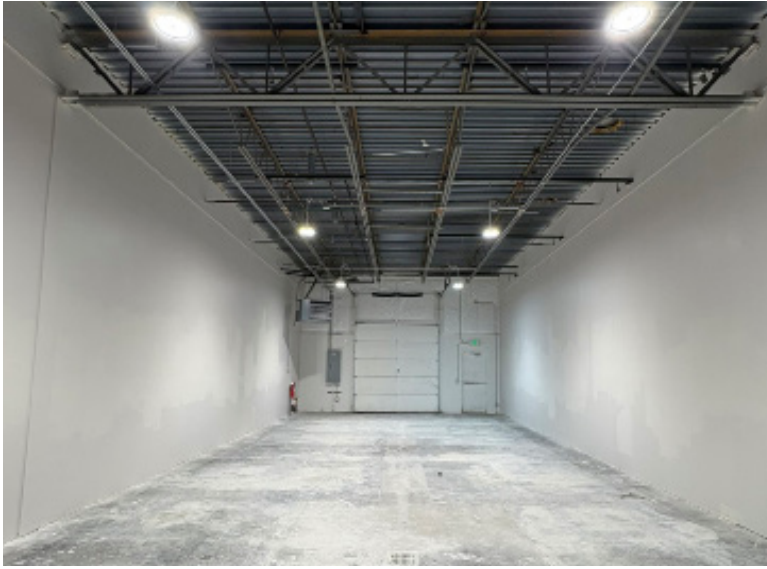
Available Units	SF	Sale Price
Unit 1	±1,680 SF	\$365,000 (\$215.50/SF)
Unit 2	±3,360 SF	\$725,000 (\$215/SF)
Unit 3	±5,040 SF	\$1,085,000 (\$215/SF)
Unit 4	±6,720 SF	\$1,445,000 (\$215/SF)
Unit 5	±8,400 SF	\$1,800,000 (\$215/SF)
Unit 6	±10,080 SF	\$2,015,000 (\$200/SF)
Unit 7	±11,760 SF	\$2,352,000 (\$200/SF)
Unit 8	±15,120 SF	\$3,025,000 (\$200/SF)

*Flexible suite options available starting at 1,680 SF, with the ability to combine contiguous units to accommodate a wide range of space requirements and buyer needs

*Ownership is willing to provide build-to-suit options tailored to buyer needs for an additional cost. Contact broker for further details.

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PROPERTY PHOTOS



5475 PEORIA ST

DENVER, CO

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