

FOR SALE

5395 E 39TH AVENUE

DENVER, COLORADO 80207



NE PARK HILL LOCATION



FOR MORE INFORMATION

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**INDUSTRIAL / DISTRIBUTION / MANUFACTURING
FREESTANDING BUILDING FOR SALE
ALSO AVAILABLE AS INDIVIDUAL CONDO UNITS**

FOR SALE

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Property Overview

Building Size: 34,022 SF

Lot Size: 1.49 Acre

Yard Size: 6,400 SF (closed yard 1)
10,000 SF (open yard 2)

Parcel Number: 01194-00-031-000

Tenancy: Single or potential multi-tenant

Buildings: 1

Units: 2

Stories: 1

Free Standing: Yes

Zoning: 1-A

Renovated: 2014

Heating: RTU

Power: 2400 Amps, 280V, 3-Phase (TBV)

Parking: 40 Off street and on street

Sprinklers: Fully sprinklered

Dock Doors: 10+

Grade Doors: 3

Clear Height: 16'

Price: Contact Broker For More Information

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Property Overview

Location & Access

- Easy access to I-70 and Colorado Blvd
- Close proximity to Denver International Airport (~20 minutes)
- Direct routes to downtown Denver (~15 minutes)

Zoning & Property Use

- Mix of industrial, commercial, and residential zones
- Property at 5395 E 39th Ave is zoned I-A (Industrial) - common in this area

Commercial & Industrial Activity

- Growing interest in last-mile logistics and warehouse uses
- Attractive to small-to-midsize industrial tenants

Neighborhood Character

- Part of the broader Park Hill community, historically known for its diversity
- Active local organizations focused on revitalization and community engagement
- Blend of older homes, new developments, and industrial sites

Redevelopment Potential

- Increasing interest from investors and developers due to location and available space
- Nearby areas undergoing mixed-use redevelopment and infrastructure upgrades

Nearby Amenities

- Close to Central Park (formerly Stapleton) shopping and dining
- Parks and green spaces like Martin Luther King Jr. Park and City of Axum Park
- Near the East Rail Line (A Line) connecting to Union Station and DIA



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Location Overview

5395 E 39th Avenue is located in the Northeast Park Hill neighborhood of Denver, Colorado. This area is part of the larger Park Hill community, which is divided into South Park Hill, North Park Hill, and Northeast Park Hill.

Northeast Park Hill has a rich history and has undergone significant changes over the years, including efforts toward community development and revitalization. The neighborhood is characterized by its diversity and a strong sense of community among residents, and is known for its industrial and commercial zones, as well as its residential areas.

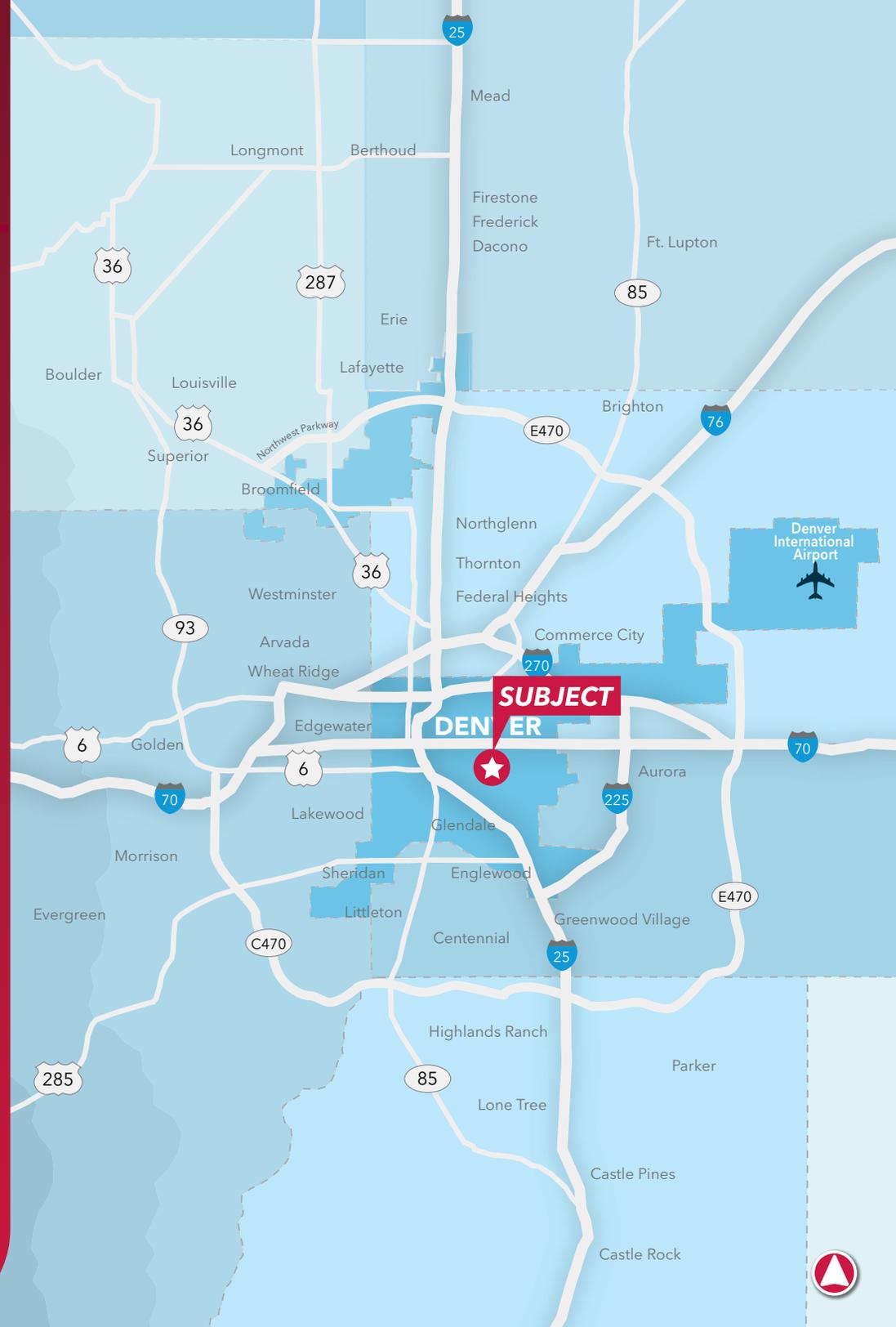
The property at 5395 E 39th Avenue is a 34,022 SF industrial building situated on a 64,831 SF lot, zoned for industrial use (I-A). It houses businesses such as Foam Fabricators and Super Farm LLC, reflecting the area's blend of industrial and commercial activity.

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Property Overview

Multiple Ways to Purchase & Utilize the Property

5395 East 39th Avenue is a former grow operation which has been completely and properly decommissioned.

The entire building has been opened up, cleaned, and is ready for a new operator.

5395 East 39th Avenue can be sold as a single building of 34,022 SF, or as a property ready to condo and sell separately as $\pm 11,500$ and $\pm 22,500$ sides (this process has already begun).

Another option is to purchase one side and sell/lease the other! Talk to me about how to use SBA financing to purchase this with 0% down. Tons of power with over 2000 amps, many access points, and an envious amount of yard space.

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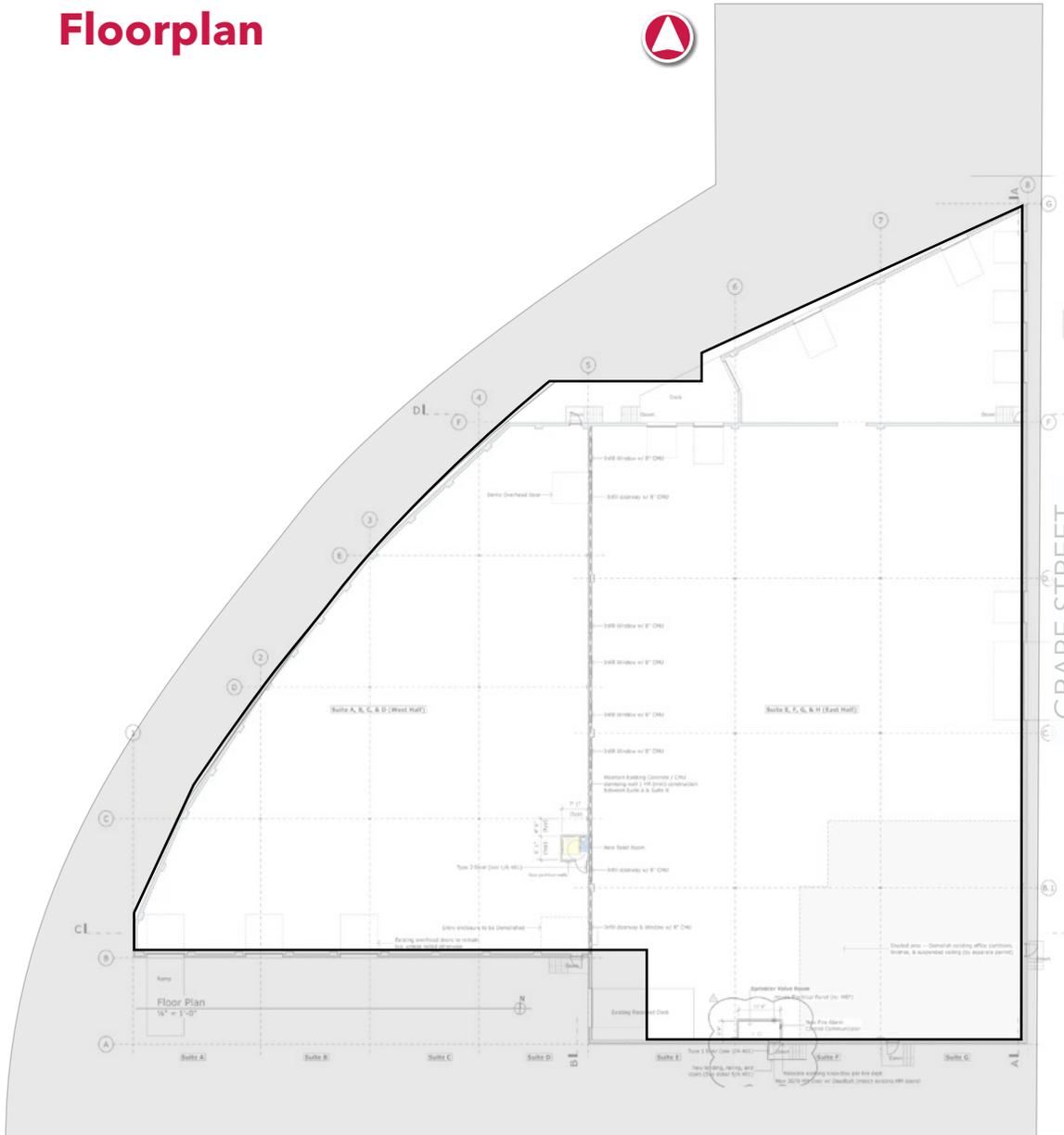


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Floorplan



E 39TH AVENUE



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Demographics

	1 Mile	3 Miles	5 Miles
Population	9,991	120,261	380,585
Daytime Population	9,135	74,310	325,787
Households	3,665	48,372	177,564
Average HH Income	\$84,927	\$120,617	\$112,451
Median HH Income	\$66,800	\$92,268	\$82,850



8,623

Population

Neighborhood 2024



2,995,000

Population

Metro Denver 2024



4.5%

Job Growth

Denver 2024-2025

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SUBJECT

YARD 2
10,000 SF

YARD 1
6,400 SF

E 39TH AVE

GRAPE ST

SMITH RD

E 39TH AVE

GRAPE ST

HOLLY ST

E 39TH AVE

MONACO ST

FOREST ST





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