

**FLEX CONDO
FOR SALE**

**7030 E 46th Avenue Dr. Unit F & G,
DENVER, CO 80216**



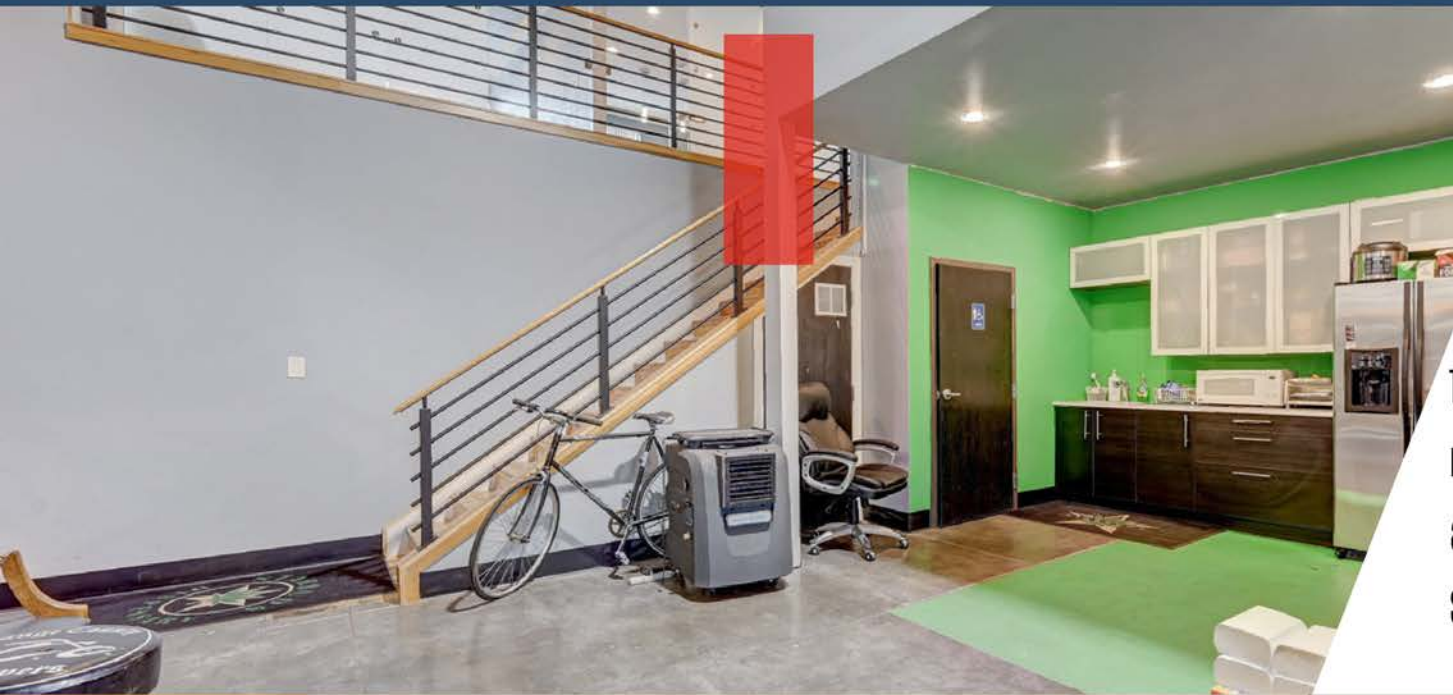
5,372 SF



MAKERS COMMERCIAL
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Asking Price:
\$1.45MM

Turn-key office/ warehouse unit ready for the next user. Lot's of amenities, great location, ideal SF'g and loading options.

RARE Flex/ Office Unit



Drive-In
Loading x 2



20'+ Clear
Height



5,372 SF



Zoning:
BP-75



Ample
Parking



Close to many
amenities



Lots of Uses
Permitted

UNIT INCLUDES:

- Private Entry
- Private restrooms (2)
- Private shower
- 5 private offices
- Conference room
- Heavy power supply
- Warehouse
- 2 x drive in garage doors (10'x12')
- Separately metered
- Rear loading
- Kitchenette

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Site Plan



PROPERTY DESCRIPTION

Discover this versatile 5,372 SF office and warehouse flex space, designed to meet the needs of your business. Approximately 40% office space and 60% warehouse space, making it ideal for a wide range of commercial uses. This property is **TURN-KEY** and move-in ready.

Key Features:

- Private entry, 2 private restrooms, and a break room w/ full kitchenette
- 20' clear height ceilings
- 2 x Drive-in garage door loading (10' x 12' doors)

Location Highlights:

- Easy access to I-70, I-270, and Quebec St. Close to Northfield, Stapleton, and many other amenities.

Whether you're expanding your operations or looking for a strategic location for your business, this property is ready to accommodate your needs. Contact us today to schedule a tour and explore its potential!

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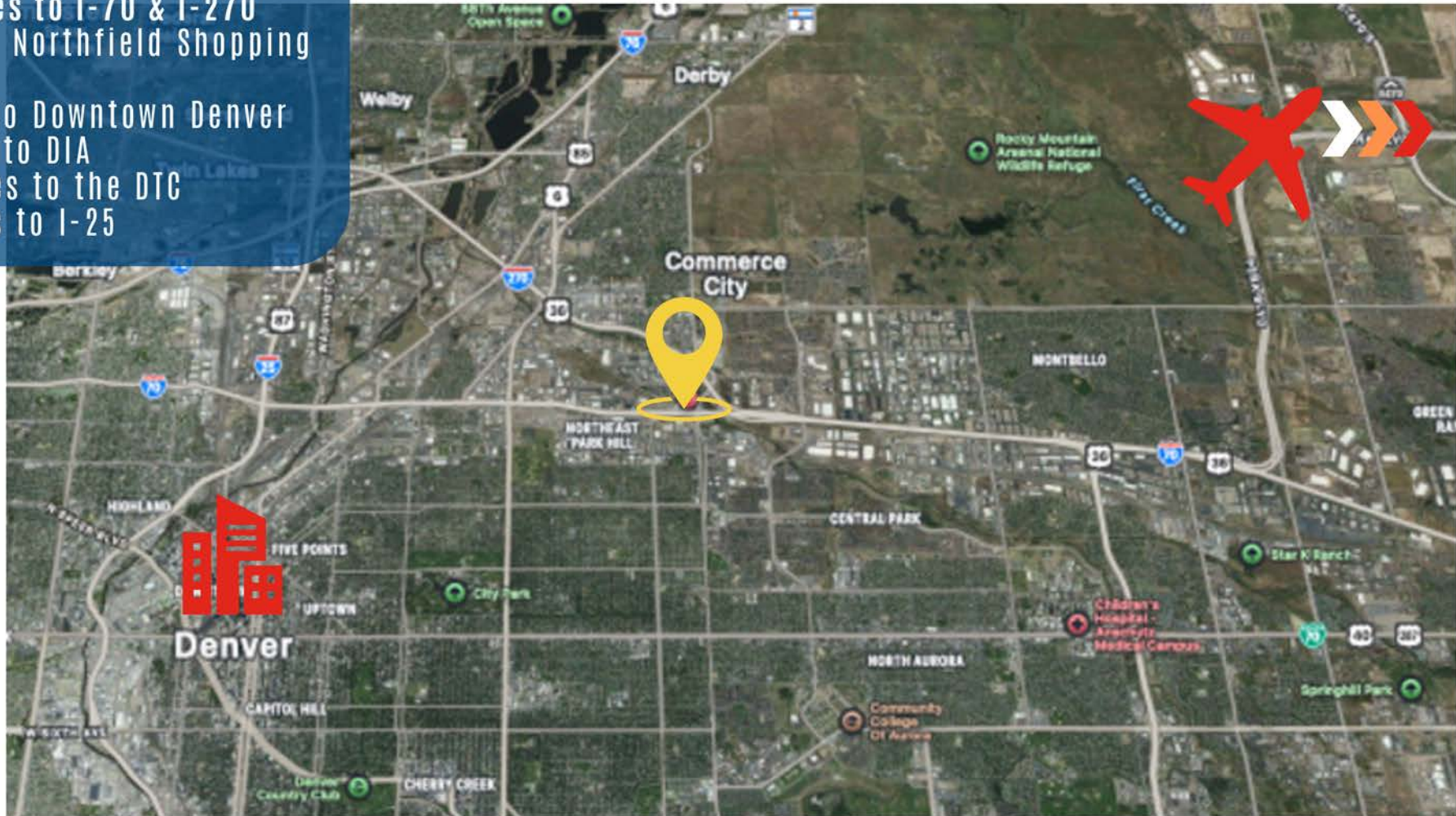
PHOTO'S



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CLOSE PROXIMITY TO NUMEROUS AMENITIES INCLUDING:

- >0.5 miles to I-70 & I-270
- 1 mile to Northfield Shopping Center
- 8 miles to Downtown Denver
- 15 miles to DIA
- 17.5 miles to the DTC
- > 5 miles to I-25



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