

OFFICE/WAREHOUSE BUILDING

340 E. 56th Ave., Denver, CO 80216

FOR LEASE



PROPERTY HIGHLIGHTS

- Office/Warehouse with Yard
- 20,304 SF Warehouse
- 3,500 SF Office
- 4 Dock high and 1 Drive-in Loading
- 400 AMP/480V/3 Phase
- Sprinklers throughout
- Ample Parking
- Strong corporate image
- Signage available
- Concrete construction
- Located in Adams County Enterprise Zone

OFFERING SUMMARY

Lot Size:	1.47 Acres
Available SF:	20,304
Lease Rate:	\$11.90 NNN
Taxes:	\$4.38 PSF
Insurance:	\$0.38 PSF



TOM BEVANS

303.454.5421

tbevans@antonoff.com

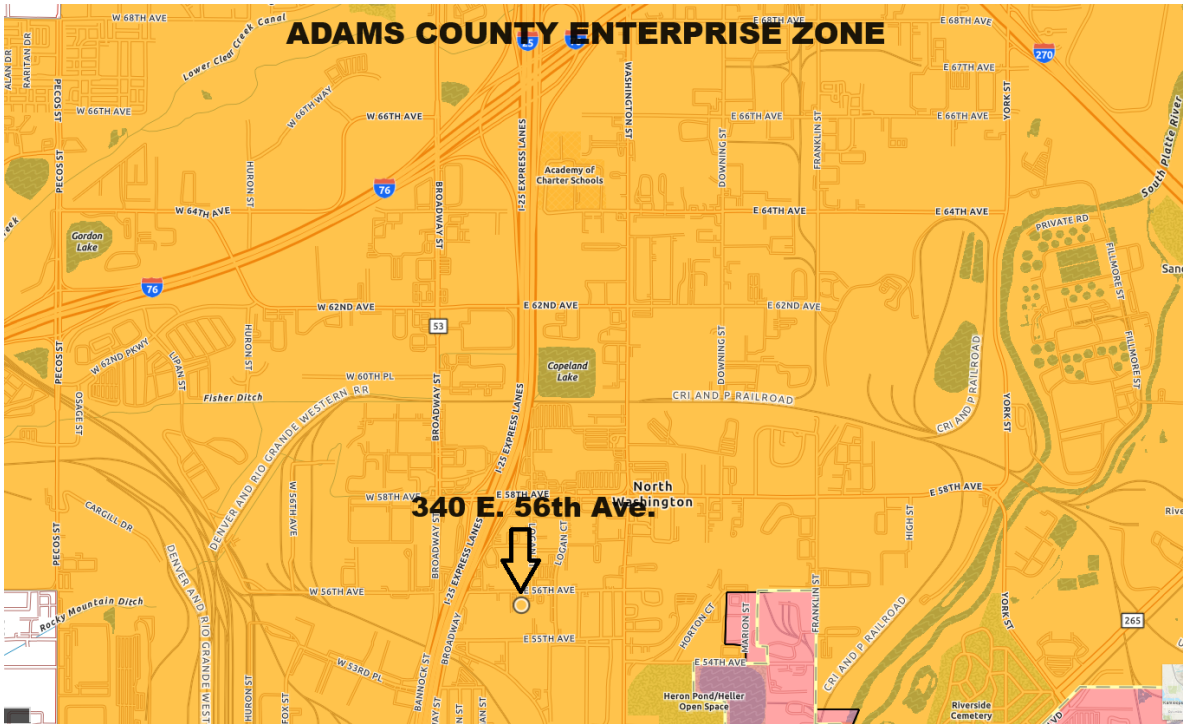
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& CO. BROKERAGE INC.

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INCENTIVES

This industrial site is located within an Enterprise zone, which offers economic incentives for tenants. The Enterprise Zone Program was created to promote a business-friendly environment in economically distressed areas by offer state income tax credits.

Learn more at: <https://choosecolorado.com/doing-business/incentives-financing/ez/z>

BUSINESS INCOME TAX CREDITS

CREDIT AMOUNT

Investment Tax Credit (ITC)	3% of equipment purchases
Job Training Tax Credit	12% of eligible job-training costs
New Employee Credit	\$1,100 per new job
Employer Sponsored Health Insurance Credit	\$1,000 per insured job
Research and Development Tax Credit	Up to 3% of increased R&D expenditures
Vacant Building Rehabilitation Tax Credit	25% of rehabilitation cost, up to \$50,000
Commercial Vehicle Investment Tax Credit	Up to 1.5%

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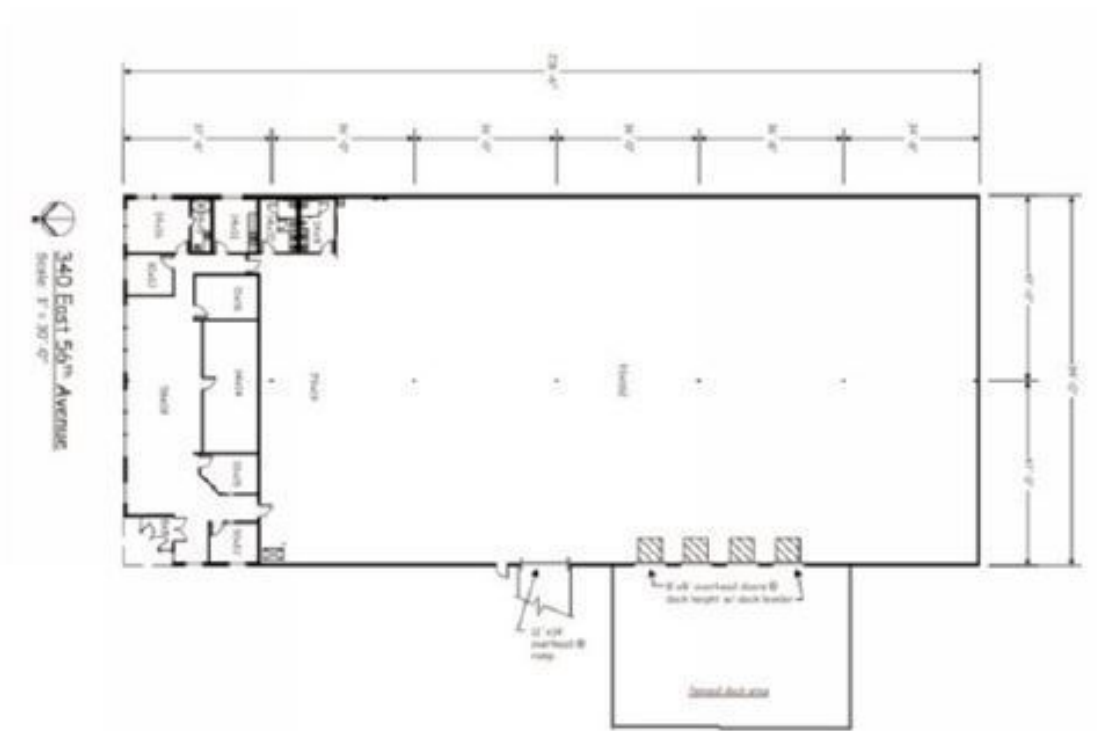
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total 2023 Population	1,494	102,058	407,047
2023 Average household income	\$69,127	\$101,157	\$97,430
Businesses	824	6,078	29,500
Employees	11,324	66,304	313,701

* Demographics and Traffic Counts provided by CoStar

TRAFFIC COUNT	
I-25 N of E. 56th Ave.	197,033/vpd
E. 58th Ave. E of Logan St.	38,339/vpd
Washington St. N of E. 26th Ave.	16,972/vpd

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

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DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE LANDLORD AGENCY, TENANT AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO TENANT

DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, landlord includes sublandlord and tenant includes subtenant.

Landlord's Agent: A landlord's agent works solely on behalf of the landlord to promote the interests of the landlord with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the landlord. The landlord's agent must disclose to potential tenants all adverse material facts actually known by the landlord's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the landlord.

Tenant's Agent: A tenant's agent works solely on behalf of the tenant to promote the interests of the tenant with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the tenant. The tenant's agent must disclose to potential landlords all adverse material facts actually known by the tenant's agent, including the tenant's financial ability to perform the terms of the transaction and, if a residential property, whether the tenant intends to occupy the property. A separate written tenant agency agreement is required which sets forth the duties and obligations of the broker and the tenant.

Transaction-Broker: A transaction-broker assists the tenant or landlord or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a tenant's financial ability to perform the terms of a transaction and, if a residential property, whether the tenant intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND TENANT

Broker and Tenant referenced below have NOT entered into a tenant agency agreement. The working relationship specified below is for a specific property described as:

[340 E. 56th Ave., Denver, CO 80216](#)

or real estate which substantially meets the following requirements:

Tenant understands that Tenant is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Tenant.

CHECK ONE BOX ONLY:

Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

Customer. Broker is the landlord’s agent landlord’s transaction-broker and Tenant is a customer. Broker intends to perform the following list of tasks: Show the premises Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Tenant.

Customer for Broker’s Listings – Transaction-Brokerage for Other Properties. When Broker is the landlord’s agent or landlord’s transaction-broker, Tenant is a customer. When Broker is not the landlord’s agent or landlord’s transaction-broker, Broker is a transaction-broker assisting Tenant in the transaction. Broker is not the agent of Tenant.

Transaction-Brokerage Only. Broker is a transaction-broker assisting the Tenant in the transaction. Broker is not the agent of Tenant.

If Broker is acting as a transaction-broker, Tenant consents to Broker’s disclosure of Tenant’s confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee shall not further disclose such information without consent of Tenant, or use such information to the detriment of Tenant.

THIS IS NOT A CONTRACT.

If this is a residential transaction, the following provision applies:

MEGAN’S LAW. If the presence of a registered sex offender is a matter of concern to Tenant, Tenant understands that Tenant must contact local law enforcement officials regarding obtaining such information.

TENANT ACKNOWLEDGMENT:

Tenant acknowledges receipt of this document on _____.

Tenant

Tenant

Tenant

Tenant

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Tenant) with this document via _____ and retained a copy for Broker’s records.

Brokerage Firm’s Name: _____

Tom Bevans _____
Broker Antonoff & Co. Brokerage
By Tom Bevans 06/03/2024