

REDUCED PRICE!

FULLY RENOVATED!

Infill Industrial Building with Fenced Yard

**5355 E. 39TH AVENUE
DENVER, COLORADO 80207**

Building Size

17,787 SF

Site Size

0.88 Acres

Lease Rate

\$11.95/SF NNN

Sale Price

\$2,950,000 (\$165/SF)

Industrial for Sale and Lease

Property Highlights

- Fully renovated property in move-in ready condition
- Recent improvements include office renovation, new exterior panels, building paint, parking lot, and more
- Central location with great access to I-70 and Downtown Denver
- Functional building featuring both dock-high and oversized drive-in loading
- Fully paved and fenced-in yard area
- Fully sprinklered and clear span building

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5355 E. 39TH AVENUE, DENVER, COLORADO 80207

Property Details

Building Size: 17,787 SF
Office: 1,500± SF
Loading: 1 Exterior Dock Door
1 Drive-in Door (12' x 14')
(Additional Oversized Drive-In
Door Possible)

Clear Height: 14' - 16'
Power: 400 Amp, 240 V, 3 Ph (TBV)
Sprinklered: Yes
Site Size: 0.88 Acres
Year Built: 1981
Zoning: I-A, General Industrial
Opex: \$4.55/SF NNN

