

2525

WEST 6TH AVENUE

DENVER, CO 80204

OFFERING MEMORANDUM



INTRODUCTION

Pinnacle Real Estate Advisors is pleased to announce we have been retained as the exclusive marketing advisor for 2525 W 6th Avenue, Denver, Colorado.

2525 W 6th Avenue is a ±22,627-square-foot, two-story industrial/flex building that sits on 0.6 acres of I-A (light industrial) land. The property sits in a high-traffic, high-visibility corridor where the 6th Avenue Freeway (US-6) meets Federal Boulevard and the I-25 interchange. The layout combines a functional shop and warehouse with a substantial office build-out. Loading is supported by dock-high and drive-in doors, a 1,500-pound freight elevator, and 35 on-site parking spaces. The building is served with full HVAC, three phase power, and a billboard and 90-foot flagpole with commanding street signage. It presents an excellent opportunity for an owner user seeking functional industrial/flex space in the heart of Denver.



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INVESTMENT HIGHLIGHTS



**DESIRABLE FLEX
WAREHOUSE WITH
OFFICE SPACE**



35 PARKING SPACES



GREAT HIGHWAY ACCESS



**BILLBOARD AND FLAGPOLE
VISIBLE FROM HIGHWAY**



**1 DOCK HIGH
DOOR**



**1 DRIVE IN
DOOR**



156,000 VPD

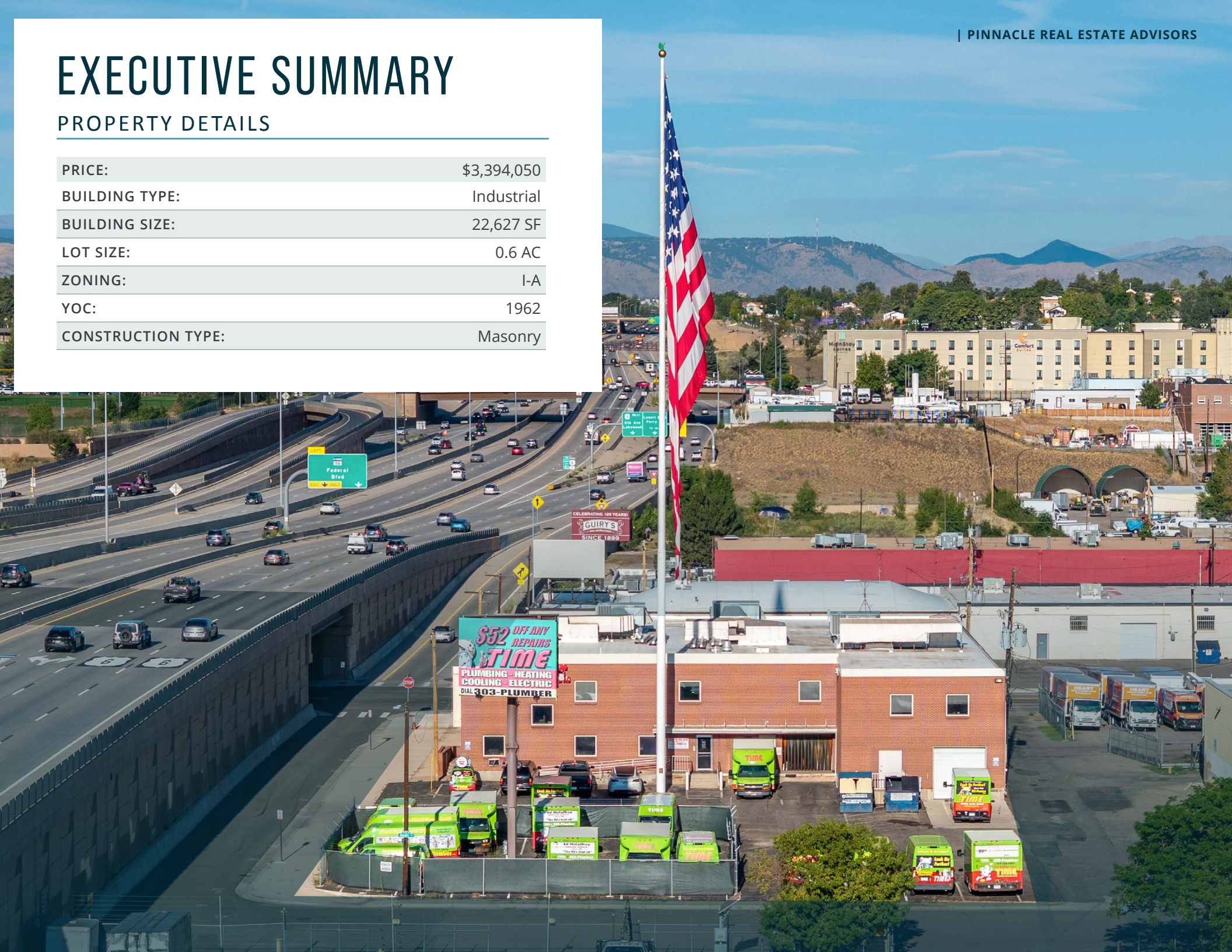


**600 AMP/220
VOLT 3 PHASE
POWER**

EXECUTIVE SUMMARY

PROPERTY DETAILS

PRICE:	\$3,394,050
BUILDING TYPE:	Industrial
BUILDING SIZE:	22,627 SF
LOT SIZE:	0.6 AC
ZONING:	I-A
YOC:	1962
CONSTRUCTION TYPE:	Masonry



AREA OVERVIEW MAP



DISCLAIMER

This confidential Offering Memorandum, has been prepared by Pinnacle Real Estate Advisors, LLC ("Pinnacle REA") for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. Pinnacle REA recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 2525 W 6th Ave, Denver CO and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by Pinnacle REA or its brokers.

Pinnacle REA makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. Pinnacle REA has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the Pinnacle REA and the Owner of the Property. Pinnacle Real Estate Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, Pinnacle REA and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, Pinnacle REA and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. Pinnacle REA shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of Pinnacle REA. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to Pinnacle REA at your earliest convenience.



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2525 WEST 6TH AVENUE

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