



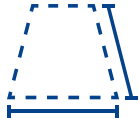
387 E. 55th Ave.
Denver, CO 80216

2,800 SF Available with
Fenced Yard

Industrial Space with Outdoor Storage



Brand New
Remodel



Fenced Secured
Yard Area



Free-Standing
Building with
Private Location

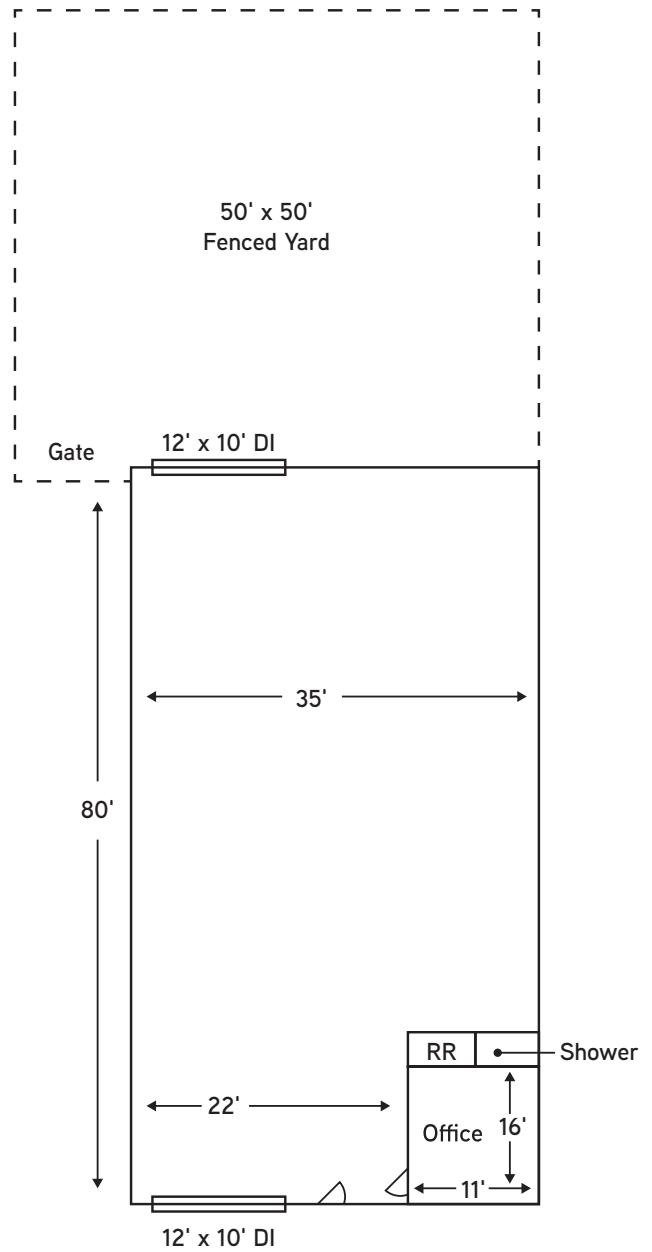


Unincorporated
Adams County with
Denver Address

387 E. 55th Ave. | For Lease

2,800 SF

- Rate:** \$6,000 / MTH MFG
- Square Feet:** 2,800 SF with +/- 175 SF Office
- Power:** 200 Amps High Leg., 208 V, 3-Phase (TBV)
- Site Size:** 0.23 Acres (10,019 SF)
- Zoning:** I-A / U-O-2
- Clear Height:** 11'
- Year Built / Renovated:** 1982 / 2026
- Loading:** Two (2) Drive-Ins (10'X10') (Drive Through)
- City/County:** Unincorporated Adams County



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Property Profile



Location & Access

Travel Distances

I-70	0.8 mi. 5 Mins
I-270	3 mi. 7 Mins
I-25	4 mi. 10 Mins
Downtown Denver	5 mi. 15 Mins

Population Stats (2024 Est.)

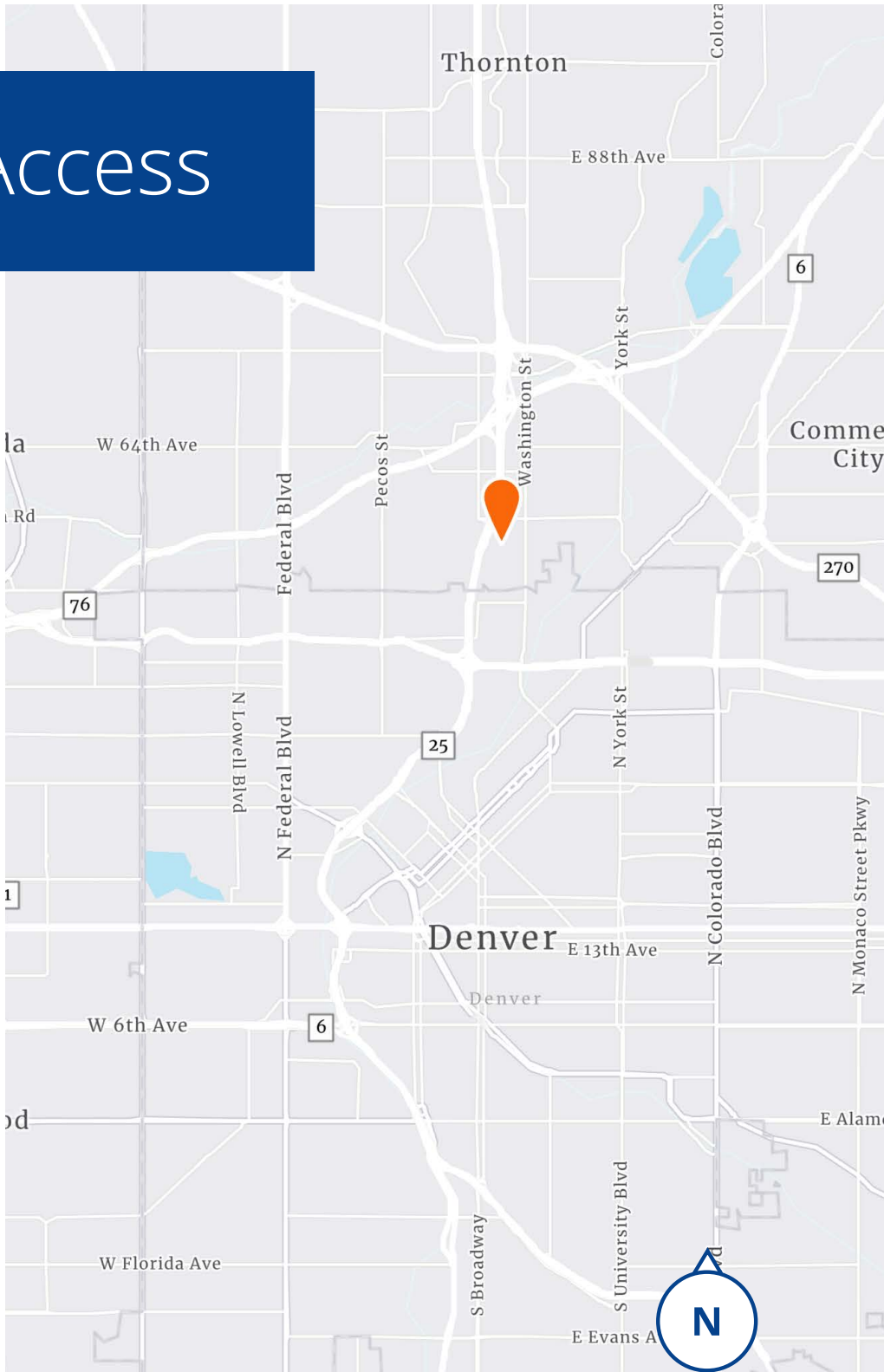
- **2-Mile Radius:** 24,857 Residents
- **5-Mile Radius:** 413,713 Residents
- **10-Mile Radius:** 1,425,214 Residents

Income & Housing (Within 1 Mile)

- **Median Household Income:** \$78,851-\$92,730 Est.
- **Median Home Value:** \$586,671-\$597,741 Est.

Educational Attainment

- **Bachelor's Degree or Higher** 53% Est.
- **High School Completion** 18% Est.



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