

4895 Washington St.

Denver, CO 80216

FOR SALE: \$2,350,000



SMALL BAY INDUSTRIAL INVESTMENT, OWNER-USER, OR REDEVELOPMENT OPPORTUNITY

4895 Washington St. is a 13,881 SF industrial building located on a prominent 28,675 SF corner lot at 49th & Washington in Denver's Globeville neighborhood. Zoned I-MX-3, this highly functional property features fenced yard space, drive-in access, and a location at the crossroads of Denver's industrial and urban redevelopment zones. With immediate proximity to major highways and surrounded by transformative development projects, this asset presents a compelling opportunity for owner-users, investors, and developers alike.

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Property Facts

| | |
|----------------|------------------|
| Lot Size | 28,675 SF |
| Building Size | 13,881 |
| Zoning | I-MX-3 |
| Year Built | 1950 |
| Sprinklered | Yes |
| Clear Height | 12'-15' |
| Power | 3 Phase |
| Loading | 5 Drive-In Doors |
| Property Taxes | \$37,676.42 |
| Occupancy* | 100% (4 Tenants) |

*Contact broker for lease information

Sale Price

\$2,350,000

Price/SF Bldg

\$169.30

Price/SF Land

\$81.95



Investment Highlights

Owner-User, Investor, or Developer Play - The property is currently built out as 4 small bay industrial units. It is fully occupied on month to month and short-term leases at well below market rates. Whether you're looking to occupy, increase rental rates, or land bank for future redevelopment, this site checks all the boxes with location, flexibility, and growth potential.

Prime Corner Location in Globeville - Positioned on the hard corner of 49th & Washington, this property offers exceptional exposure, easy access, and secure yard space - right in the middle of one of Denver's most dynamic transitioning neighborhoods.

I-MX-3 Zoning - Maximum Flexibility - Industrial Mixed-Use zoning allows for a wide variety of uses: industrial, light manufacturing, flex, showroom, or future mixed-useredevelopment. This flexibility opens doors for both immediate use and long-term repositioning.

Secure Yard + Drive-In Access - Fully fenced yard space is ideal for outdoor storage. Drive-in access makes the site operationally efficient for logistics, trades, or service-based users.

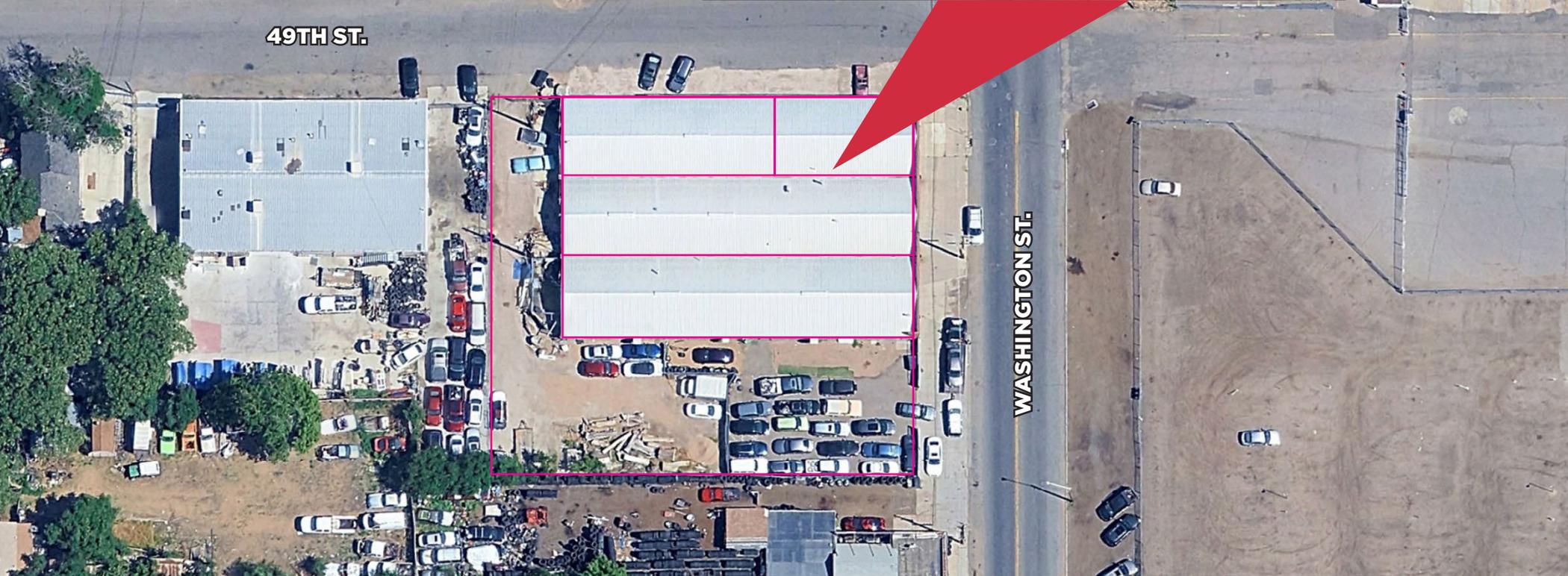
Central Infill Location with Excellent Connectivity - Just minutes from I-70, I-25, and in close proximity to future transit enhancements tied to National Western Center and Fox Park developments.

Path of Progress - Globeville is transitioning from traditional industrial use toward a dynamic blend of production, creative, and mixed-use developments. 4895 Washington sits at the center of this evolution.

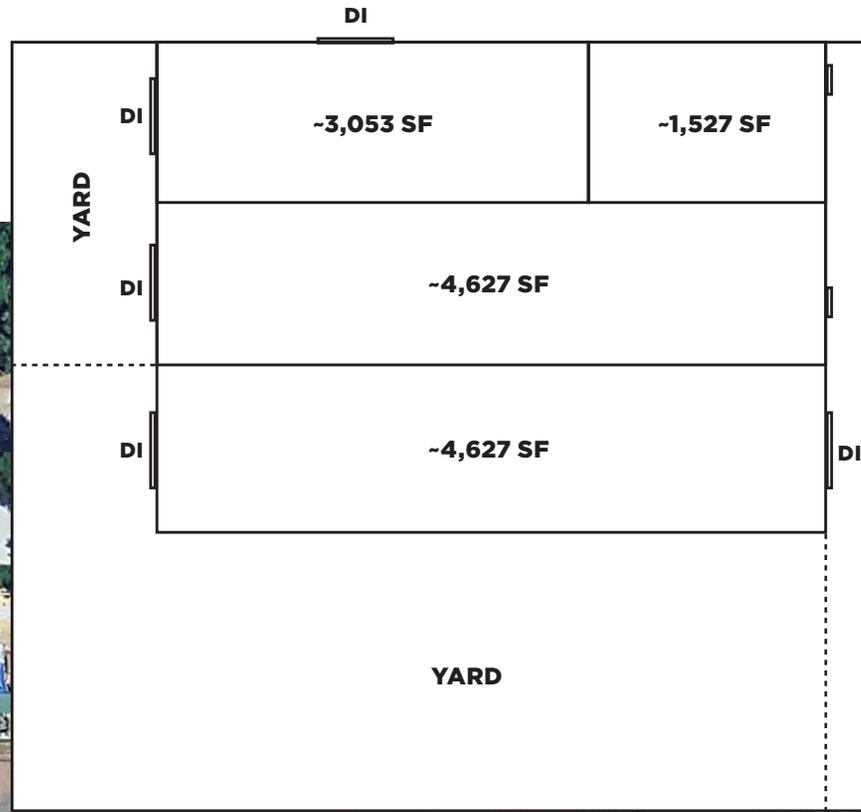
Floorplan



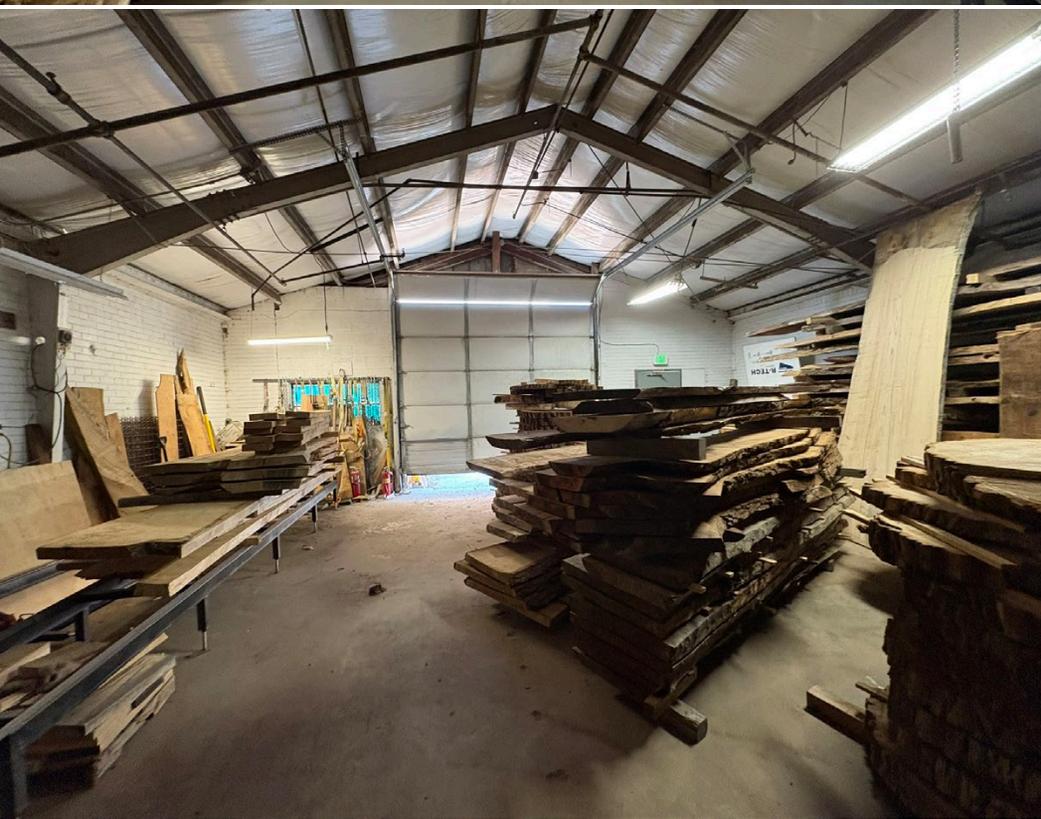
49TH ST.



WASHINGTON ST.



Photos



Aerial

INTERSTATE
25

BROADWAY

GLOBEVILLE

SITE

WASHINGTON ST.

INTERSTATE
70

E. 45TH AVE.



Aerial

**DOWNTOWN
DENVER**

SUNNYSIDE



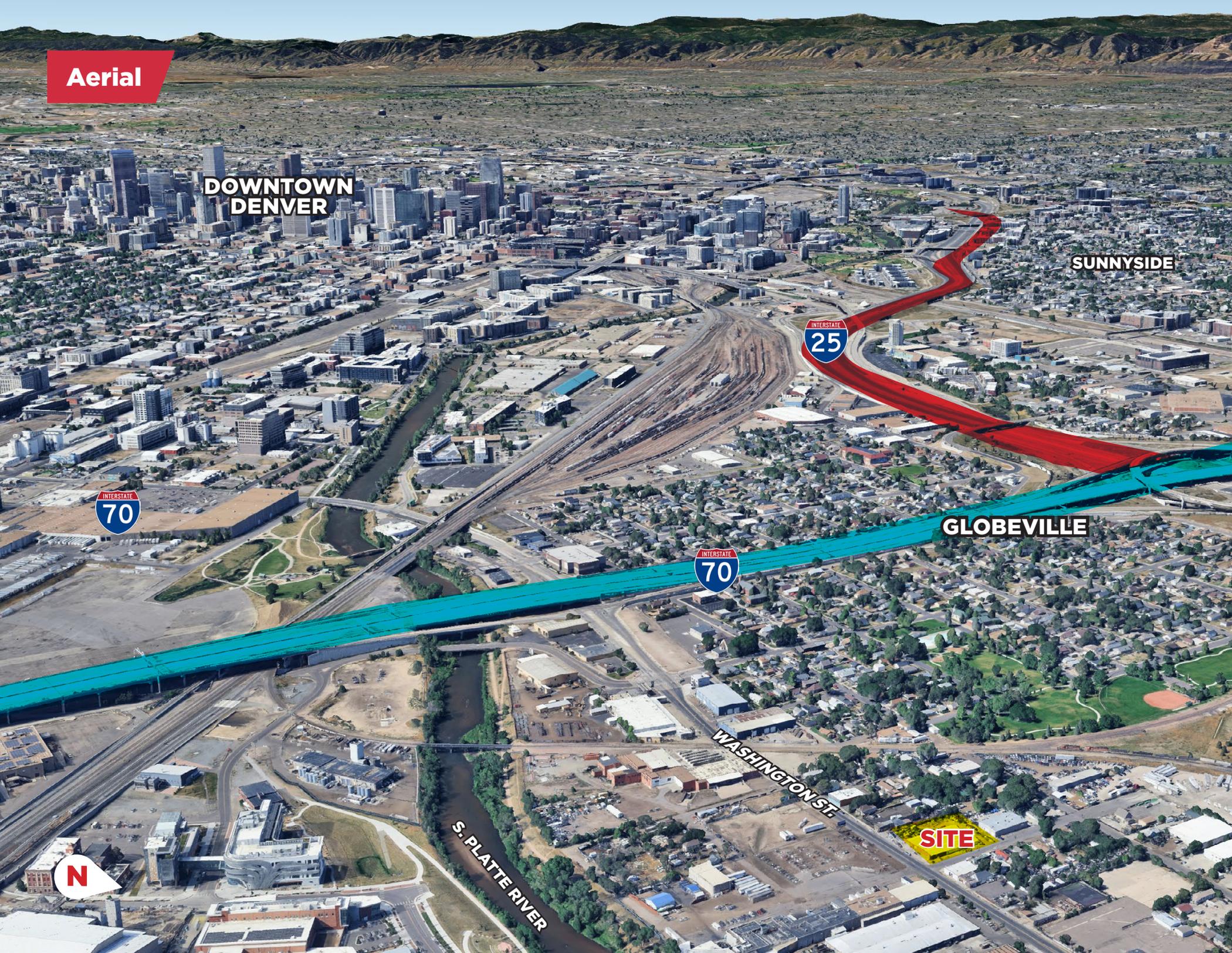
GLOBEVILLE

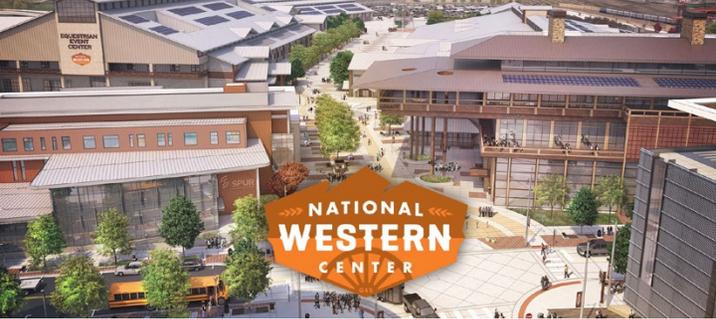


S. PLATE RIVER

WASHINGTON ST

SITE





Major Nearby Developments

National Western Center (NWC)

- Location: Approximately 1.5 miles southwest of 5090 Colorado Blvd
- Overview: A \$1 billion+ public-private redevelopment transforming the historic stockyards into a year-round destination for education, agriculture, and entertainment.
- Key Features: New event venues, CSU Spur campus, and infrastructure improvements enhancing connectivity and economic activity in the area.



Fox Park

- Location: About 2 miles southwest in the Globeville neighborhood
- Overview: A 41-acre master-planned community featuring over 3 million square feet of mixed-use development, including office, residential, retail, and public spaces.
- Impact: Expected to be a significant catalyst for growth and revitalization in the surrounding industrial areas.



Central 70 Project

- Location: Directly accessible via I-70, adjacent to 5090 Colorado Blvd
- Overview: A major infrastructure project that has reconstructed a 10-mile stretch of I-70, including the addition of express lanes and the removal of the viaduct between Brighton and Colorado Boulevards.
- Benefits: Improved traffic flow, safety, and connectivity, directly benefiting logistics and transportation for industrial properties in the vicinity.



South Platte River Revitalization

- Location: Approximately 2 miles west
- Overview: Ongoing efforts to restore and enhance the South Platte River corridor, including environmental restoration, trail expansions, and the creation of new public spaces.
- Relevance: Enhances the overall livability and attractiveness of nearby neighborhoods, potentially increasing property values.



Globeville-Elyria-Swansea Plan

- City-led neighborhood revitalization focused on housing, business, and infrastructure investment



Demographics

| | 1 MILE | 3 MILES |
|-------------------|-----------|-----------|
| Population | 4,340 | 79,161 |
| Households | 1,347 | 29,683 |
| Median HH Income | \$63,582 | \$82,748 |
| Average HH Income | \$88,131 | \$110,920 |
| Median Home Value | \$335,429 | \$519,677 |
| Daytime Employees | 6,540 | 75,436 |



The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. This Marketing Package does not constitute an indication that there has been any change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

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