

FOR SALE OR LEASE



LOCATION HIGHLIGHTS

Located just minutes from I-25, I-270, I-76 and I-70, this recently renovated industrial property boasts high image appeal and state-of-the-art facilities. With its strategic location, it provides easy access to numerous amenities, Downtown Denver, Denver International Airport, and lies in the heart of Metro Denver's expanding population base and skilled workforce.



Property Located in Enterprise Zone



1400
E 66TH
AVENUE



- » Recently remodeled building with significant improvements completed by owner in 2021
- » Infill location in Denver's top performing Central Submarket
- » Highly functional building with new ESFR sprinkler system, remodeled office/restrooms, fully conditioned warehouse and significant power

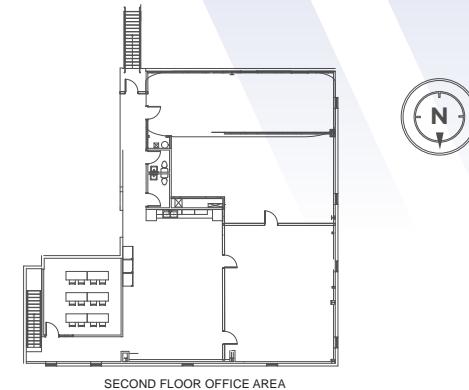
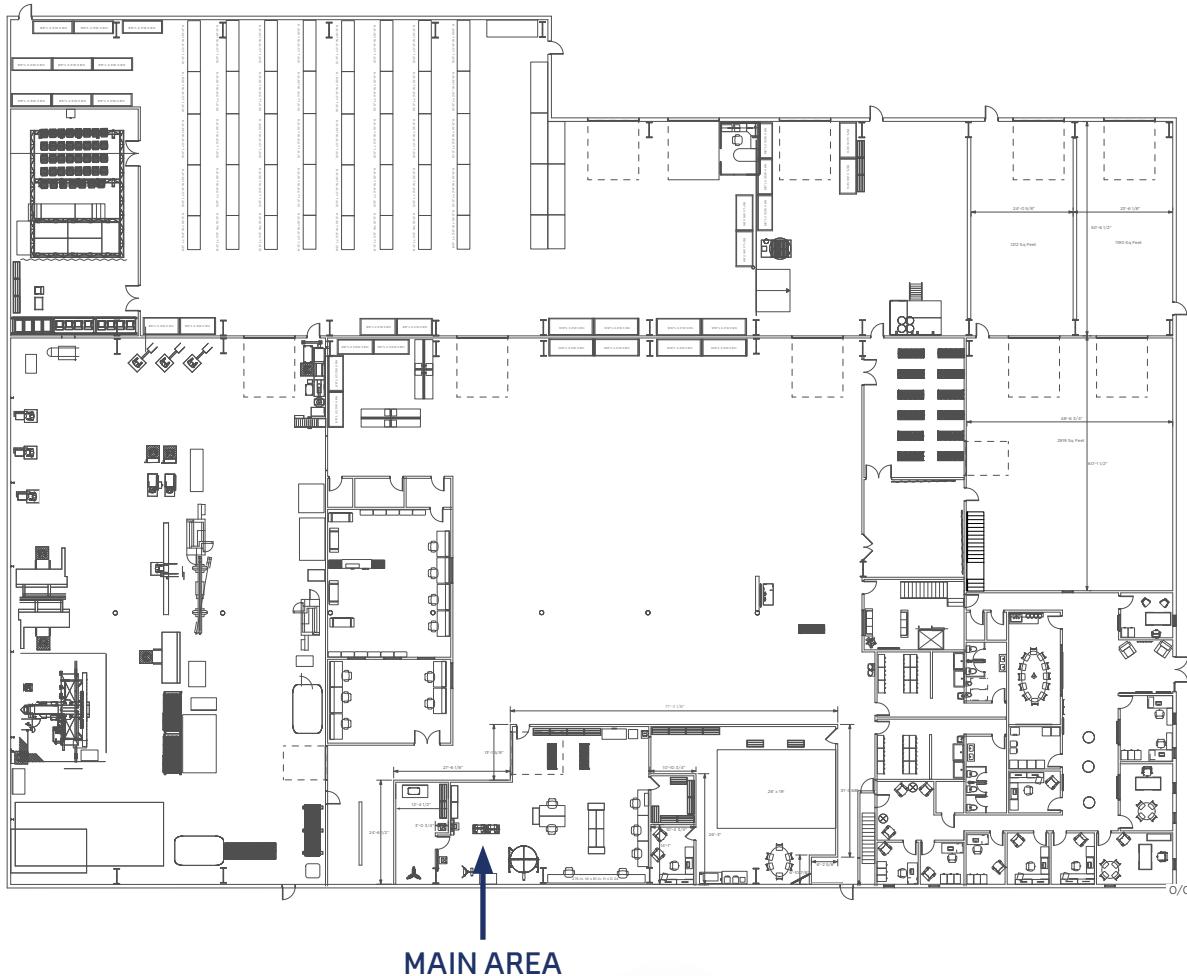


YEAR BUILT/RENOVATED	1986/2021
BUILDING SIZE	58,525 SF
AVAILABLE SPACE	15,000 - 58,525 SF
OFFICE	3,500 SF
SITE SIZE	3.15 Acres
ZONING	I-2 (Adams County)
LOADING	5 drive-in doors (3) 12' x 12', (2) 12' x 14' 3 dock positions
POWER	3,200a,120/280v,480v,3p
RAIL ACCESS	Potential For Spur Rail
SPRINKLERS	ESFR
CLEAR HEIGHT	16' - 18'
LOCATION	Unincorporated Adams County
REAL ESTATE TAXES	\$171,024 (2024)
ASKING PRICE	\$10,500,000 \$9,950,000

BUILDING HIGHLIGHTS

1400 E 66th Avenue is strategically located within Denver's dynamic Central Industrial Submarket. Noteworthy features of the property include I-2 zoning, a fully renovated two-story office space spanning 6,500 SF, concrete storage yard, robust power supply, and convenient dock-high and grade-level loading facilities. Boasting an ESFR fire sprinkler system and fully conditioned manufacturing area, the property offers optimal working conditions.

FLOOR PLAN



RECENT CAPITAL IMPROVEMENTS

- » New ESFR sprinkler system installed
- » Newer HVAC rooftop units (12 total)
- » Security fencing and automatic gates
- » Full office remodel (both levels)
- » New LED lighting throughout office and manufacturing/warehouse areas
- » New interior paint throughout throughout office and manufacturing/warehouse areas
- » New exterior building paint

LOCATION



INTERSTATE ACCESS

DRIVE TIMES/MILES

- » **I-270** 3 Mins 1 Mile
- » **I-25** 5 Mins 1.5 Mile
- » **US-36** 6 Mins 2 Miles
- » **I-76** 7 Mins 3 Miles
- » **Downtown** 10 Mins 5 Miles
- » **DIA** 20 Mins 16 Miles



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