

PRICE REDUCED!!!

5641 | **WASHINGTON ST**
DENVER, CO 80216

LEASE RATE
\$12.50 ~~\$15.00~~ / RSF (NNN)



FREESTANDING INDUSTRIAL PROPERTY
FOR LEASE: 9,983, 10,302 OR 20,285 RSF



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PROPERTY HIGHLIGHTS

Address	5641 Washington St Denver, CO 80216
County	Adams (Unincorporated)
Lease Rate	\$12.50 /RSF (NNN)
NNN Expenses	\$8.38/RSF
Total Building Size	20,285 SF
UNIT A:	9,983 SF Total
UNIT B:	10,302 SF Total
• Warehouse	7,600 SF
• Office	2,702 SF
Mezzanine	~550 SF
Lot Size	62,726 SF (1.44 AC)
Zoning	I-1
Year Built/ Renovated	1968/ 2017
Drive-Ins	(2) - 14' x 12'
Docks	(4) - 8' x 8'
Construction	Masonry
Clear Height	18'
Power	800 AMP - 3 Phase (TBV)
Parking Spaces	22



Hard-to-Find freestanding industrial building offering great visibility and access, featuring six drive-in/dock-high doors, 18' warehouse clearance, large mezzanine storage, LED lighting, and a new roof installed in 2017. The property includes approximately 22 parking spaces, gas forced-air ceiling units, and three rooftop HVAC units.

UNIT B – Includes 3 offices, 1 conference room, break room, large reception area, 2 restrooms, 2 drive-ins, and 2 docks.

The entire building (20,285 RSF) is available for lease.



- Frontage on Washington Street
- Close Access to I-25, I-76, and I-70
- Small Fenced Yard
- Abundant Parking

SITE AERIAL



AVAILABILITY

- Unit A - 9,983 RSF
- Unit B - 10,302 RSF
- Entire Building - 20,285 RSF

ADDITIONAL PHOTOS



TRAFFIC COUNTS & DEMOGRAPHIC REPORT



TRAFFIC COUNTS

Washington St & E 56th Ave S	13,056/ day	2025	0.06 mi
Washington St & E 56th Ave N	16,946/ day	2025	0.12 mi
20400 E 58th Ave N	12,009/ day	2025	0.17 mi
5800 Logan Ct W	28,833/ day	2025	0.22 mi

2020 American Community Survey (ACS)

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Total Households	749	33,259	165,688
Total Population	2,620	89,471	380,913
Average HH Income	\$64,430	\$85,420	\$90,519

WHY DENVER?

Growth & Talent

- #1 Economy in the nation for 3 straight years.
- Denver ranks #3 Top Moving Destination and Colorado ranks #5 in states where people are moving to. (2020, Penske + Uhaul)
- Denver is currently growing at **1.48%** annually and its population has increased by **24.82%** (2021) since the 2010 census.
- Denver ranks #12 for tech talent across North America. The number of tech workers has grown **31.1%** since 2015.
- Denver's millennial population, aged 22 to 36, has grown **20.1%** since 2014 making it the #3 most concentrated market of millennials in the country.
- Denver's average salary is \$107,481 which ranks #9 for cities across North America.

#1

Best State
Economy
U.S. News

#2

Best Place
to Live
U.S. News

#3

Fastest Growing
State This Decade
U.S. Census

A BURGEONING BUSINESS HUB



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FOOD & BEVERAGE



BIOSCIENCE



TECHNOLOGY & TELECOM



GOVERNMENT



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