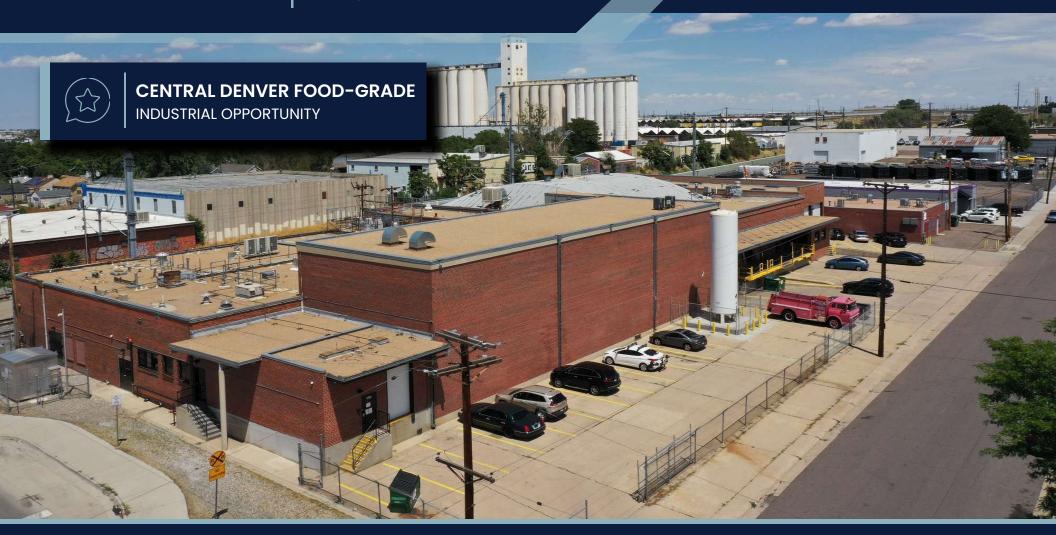
3215-3225 E 42ND AVE DENVER, CO 80216

SALE PRICE

\$5,600,000 \$6,205,750



GARRETTE SNYDER

BROKER ASSOCIATE 303.512.1163 gsnyder@uniqueprop.com





PROPERTY **HIGHLIGHTS**

Address	3215-3225 E 42nd Avenue Denver, CO 80216
Property Type	Industrial
Property Subtype	Flex Space
Building Size	33,194 SF
Lot Size	1.09 Acres
Year Built	1958
Year Last Renovated	2019



Rare opportunity to acquire a well-maintained ±33,000 SF food-grade industrial facility in a highly accessible urban location. This property offers a versatile layout with freezer, cooler, and commissary infrastructure already in place, making it ideal for food production, cold storage, or logistics.

Positioned in an established industrial corridor with strong demand drivers, the site features multiple loading options, heavy power, and fenced yard space. Located in an Opportunity Zone with favorable zoning, this asset is a strategic hold for both owner-users and investors.

The building is currently occupied, generating a stabilized ±8% CAP. Ownership is flexible on timing, creating a Unique chance to either step into cash flow or occupy the property yourself.

Contact us for full details. Serious inquiries only.

- Includes 1,900 SF of office and 31,294 SF of warehouse with 19' clear height.
- Just minutes from I-70, RTD rail, and 25 minutes to Denver International Airport.
- Fully occupied with stable income, ideal for investors.
- Flexible I-A zoning and potential tax advantages in the Opportunity Zone





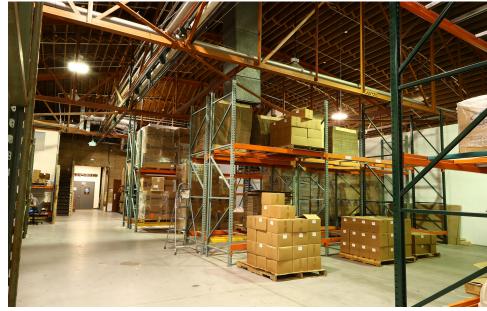


PROPERTY **PHOTOS**









FLOOR PLAN

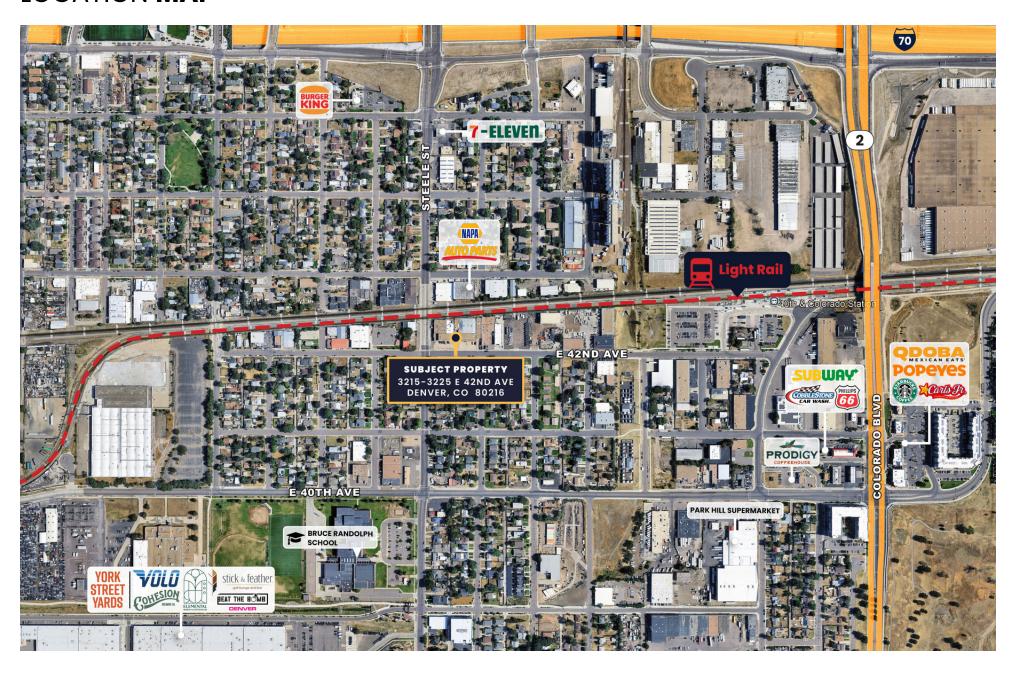




DATE	DESC.
10-24-18	AS-BUILTS
11-15-18	PRELIMINA
12-3-18	PRELIMINA
12-19-18	PRELIMINA
1-2-19	PRELIMINA

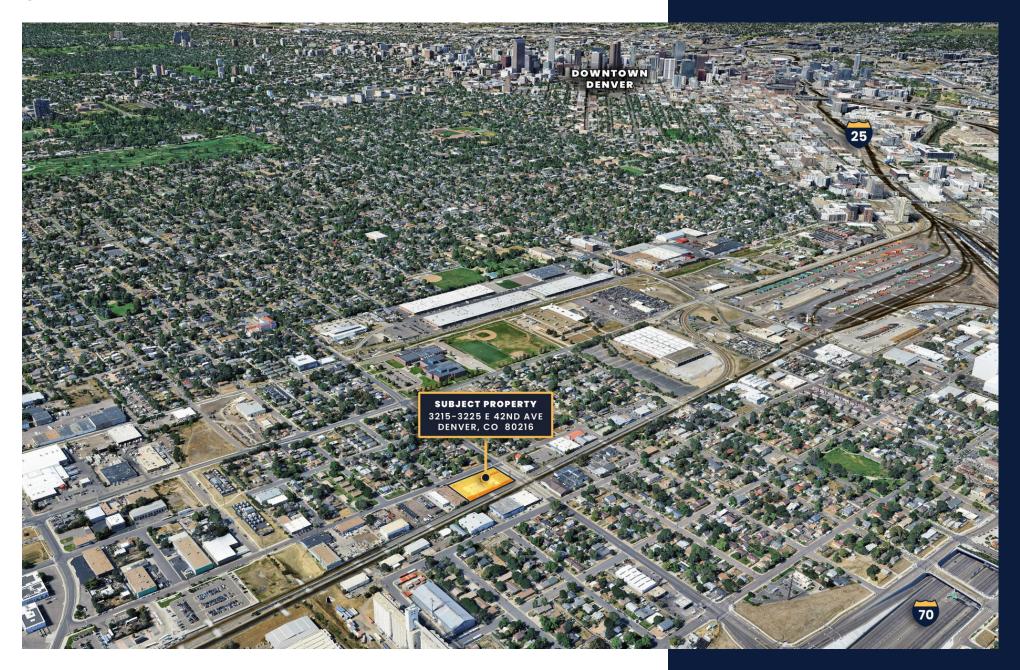


LOCATION MAP





SITE **AERIAL**





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 millenial population, aged 22 to 36, has grown **20.1%** since 2014 making it the **#3** most concentrated market of millenials in the country.

Denver's average salary is \$107,481 which ranks **#9** for cities across North America.

Best State
Economy
U.S. News



Fastest Growing
State This Decade
U.S. Census

