

# 3215-3225

## E 42ND AVE

DENVER, CO 80216

SALE PRICE

**\$5,600,000** ~~\$6,295,750~~



**CENTRAL DENVER FOOD-GRADE**  
INDUSTRIAL OPPORTUNITY



**GARRETTE SNYDER**

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# 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

## PROPERTY DESCRIPTION

Rare opportunity to acquire a well-maintained  $\pm 33,000$  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  $\pm 8\%$  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



A detailed floor plan of the Cannery building. The plan shows a large central area with a 'CANNING LINE' running through it. To the left of the canning line are several rooms: a 'KITCHEN' with tables and chairs, a 'WALK-IN FRIDGE', a 'PRODUCTION OFFICE', a 'PACKAGING' area with a 'DW' (drinking water) tap, a 'CBD ROOM', a 'THC ROOM', and a 'GEL CAP ROOM'. There are also two 'RAMP' areas and a 'GAS INJECTION' point. To the right of the canning line is a large open area with a 'RAMP' and a 'UP' staircase. The plan also shows various other rooms, including a 'RESTROOM' and a 'STORAGE' area.



# 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 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



**AEROSPACE & DEFENSE**



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**LIFE SCIENCE**



**Finance**



**EDUCATION**



**FOOD & BEVERAGE**



**BIOSCIENCE**



**TECHNOLOGY & TELECOM**



**GOVERNMENT**





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