



Heavy Power Manufacturing Building

**4902 E. SMITH ROAD
DENVER, COLORADO 80216**

Building Size

29,244 SF

Site Size

1.66 Acres

Sale Price

\$4,400,000 (\$150.45/SF)

Industrial for Sale

Property Highlights

- Excellent visibility and access along Smith Road
- Designed for single or multi-tenant occupancy
- Large parking lot / loading area
- 100% HVAC and heavy power
- Central location with easy access to I-70, I-270 and Downtown Denver
- Functional building featuring both dock-high and oversized drive-in loading

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Property Details

Building Size: 29,244 SF
Site Size: 1.66 Acres
Loading: 14 Dock Doors (more possible)
1 Drive-in Door
Clear Height: 18'
Power: 3,000 Amps, 480 V, 3 Ph (TBV)
Sprinklered: Yes
Lighting: LED
Year Built: 1973
Zoning: I-A, General Industrial
2025 Taxes: \$86,630.08 (\$2.96/SF)

