

# 2919 W. 42ND AVE.

2919 E. 42nd Ave. | Denver, CO  
OFFERING MEMORANDUM



# 2919 W. 42nd Ave.

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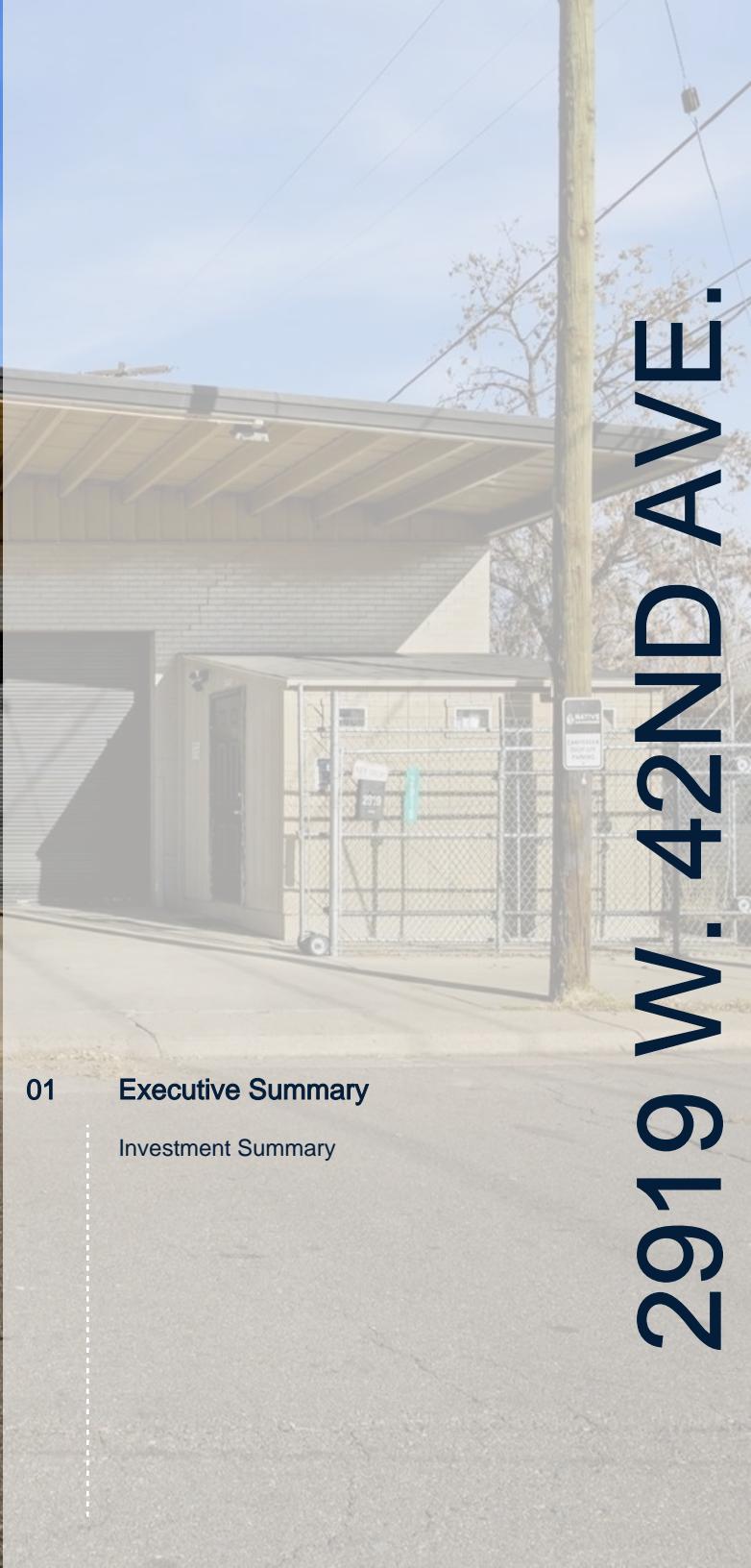
*Exclusively Marketed by:*

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## 01 Executive Summary

Investment Summary

2919 W. 42ND AVE.

## OFFERING SUMMARY

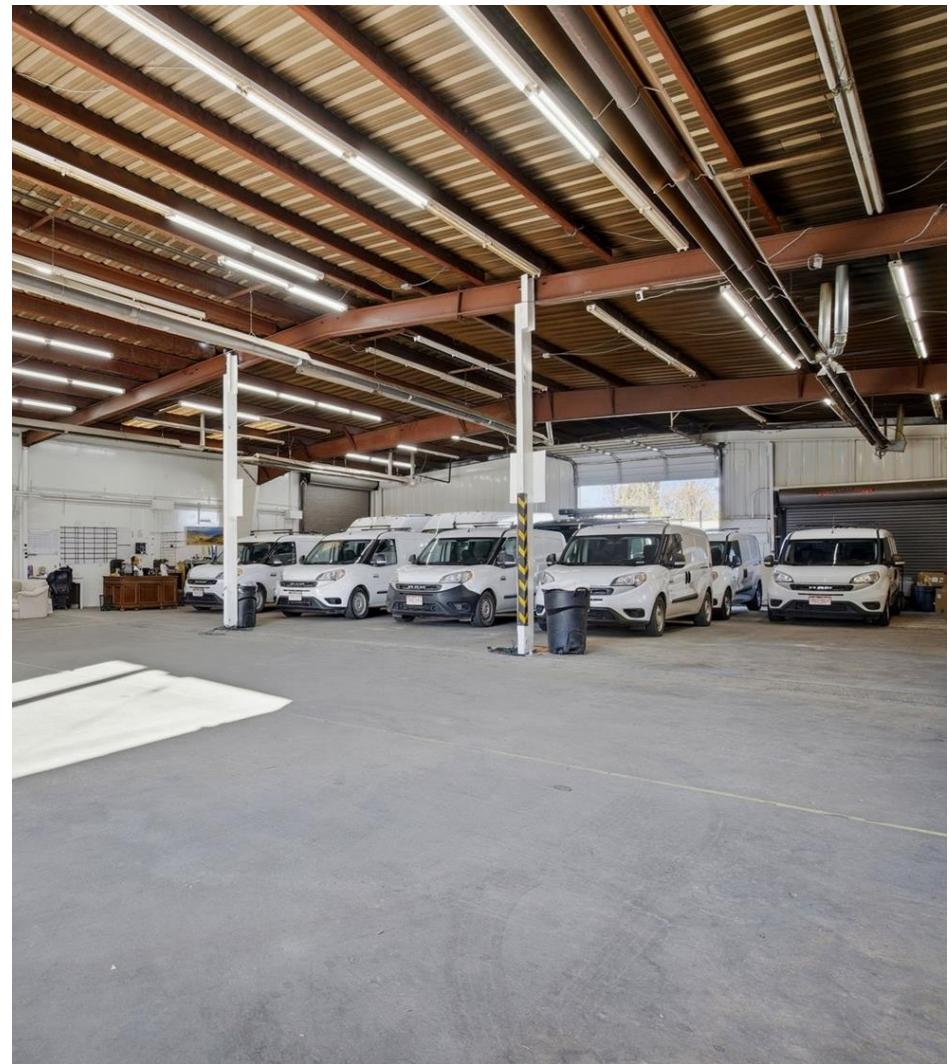
ADDRESS	2919 E. 42nd Ave. Denver CO 80216
COUNTY	Denver
MARKET	Denver Metro
SUBMARKET	East Central Denver
NET RENTABLE AREA (SF)	4,788 SF
YEAR BUILT	1953
LAND SF	6,730 SF
PROPERTY AVAILABLE FOR LEASE	Yes: \$11/SF + NNN
NNNS	Approx. \$5.00/SF
APN	0224303013000

## FINANCIAL SUMMARY

PRICE	\$1,100,000
PRICE PSF	\$229.74

## Property Description:

- 2919 E. 42nd Ave. is available FOR SALE OR FOR LEASE and consists of a 4,788 SF standalone industrial building situated on a 6,730 SF lot. The property is well suited for warehouse, light manufacturing, storage, or service uses. The building features a functional industrial layout with one large private interior office, an additional exterior office retrofitted at the front of the building, and radiant heat throughout the main space. The property also benefits from excellent visibility along the A Line light rail.
- Available FOR SALE or FOR LEASE (\$11/SF + \$5/SF NNNs)



# 2919 W. 42nd AVE.



2919 W. 42nd Ave. | Location



02

## Location

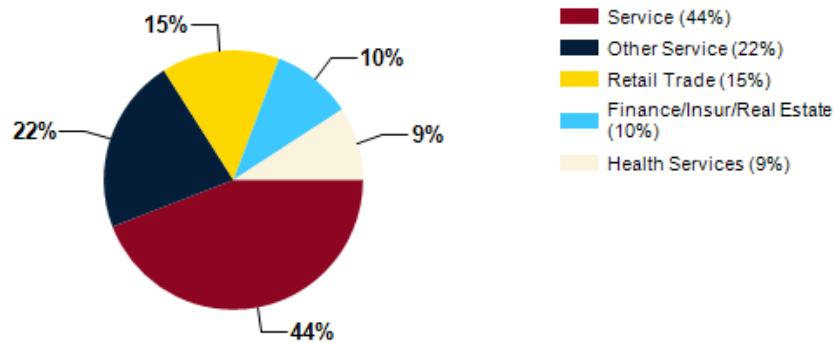
[Location Summary](#)

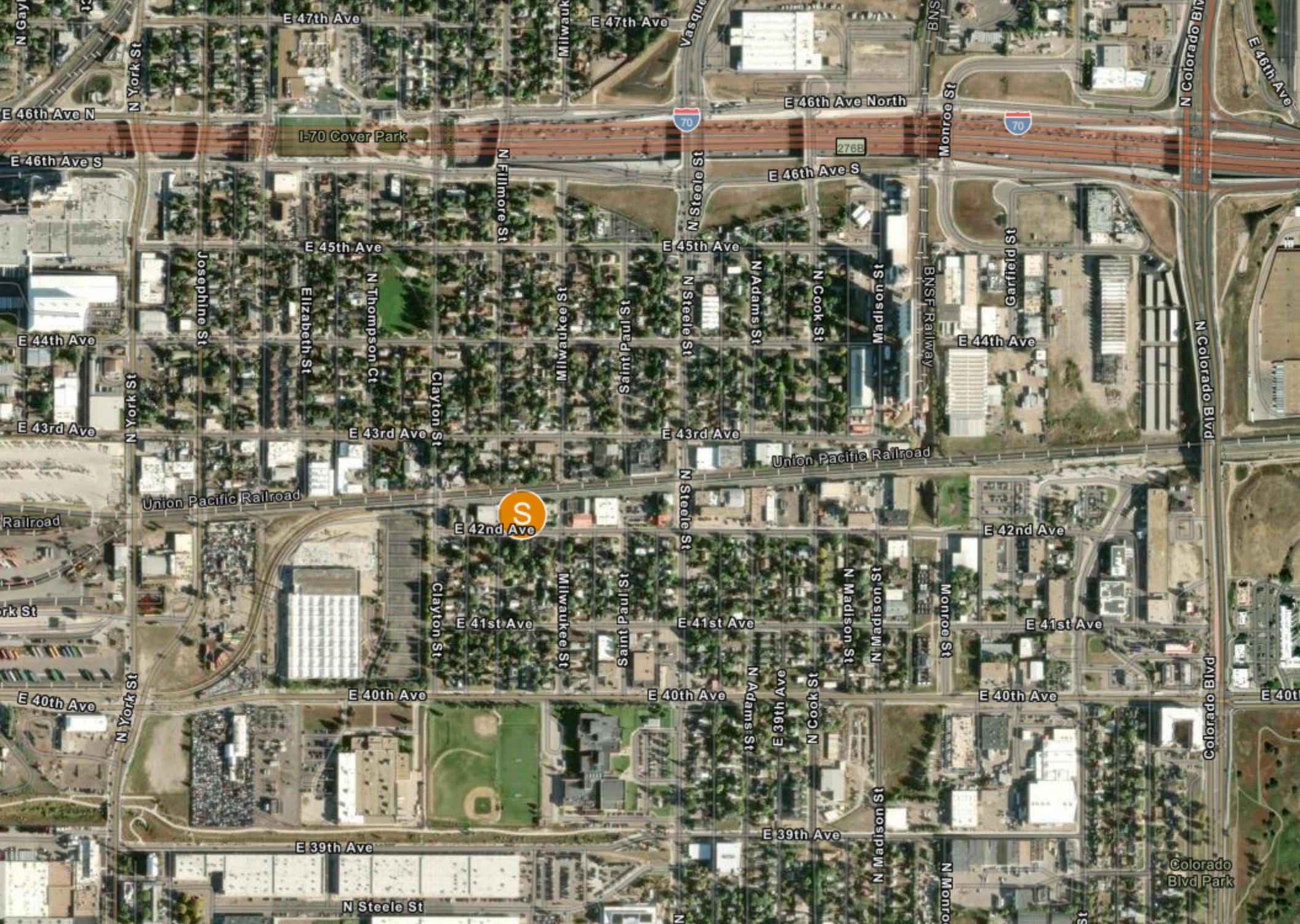
[Aerial View Map](#)

## Location Highlights

- Quick access to I-70 and I-270 for regional and interstate connectivity
- Proximity to downtown Denver (approx. 6 miles) and Denver International Airport (approx. 20 miles)
- Near major trucking routes and logistics hubs
- Ideal for small-to-medium industrial users
- Close to supporting services and commercial amenities
- Part of a growing industrial submarket with active leasing and investment activity

## Major Industries by Employee Count





# 2919 W. 42ND AVE.



## 03 Property Description

[Property Features](#)

[Floor Plan](#)

[Property Images](#)

## PROPERTY FEATURES

NET RENTABLE AREA (SF)	4,788
LAND SF	6,730
YEAR BUILT	1953
PROPERTY AVAILABLE FOR LEASE	Yes: \$11/SF + NNN
NNNS	Approx. \$5.00/SF
ZONING TYPE	I-A (Denver)
BUILDING CLASS	C
NUMBER OF STORIES	1
PROPERTY AVAILABLE FOR LEASE	Yes
LEASE RATE	\$11/SF + NNNs
NNNS	Approx. \$5.00/SF
2024 TAXES	\$18,090
POWER	600A TBV
GRADE LEVEL DOORS	4

## NEIGHBORING PROPERTIES

NORTH	Light Rail
SOUTH	Residential Neighborhood
EAST	Residential w/ Industrial Land
WEST	Industrial Property



