

FOR SALE OR LEASE | WAREHOUSE WITH FENCED/GATED YARD

500 WEST 53RD PLACE

DENVER, COLORADO 80216



48,099 SF AVAILABLE WITH OFFICE & SECURE YARD



PARTIALLY RENOVATED IN 2021

PROPERTY FEATURES

Total Building Size	±112,563 SF	Ceiling Height	18'
Available For Lease	±48,099 SF	Column Spacing	30' x 42'
Available Office	6,138 SF	Parking	106 Auto Stalls (62 available w/vacancy)
Total Lot Size	6.43 AC	Zoning	I-2
Yard	±25,000 SF (Additional Yard Available)	County	Unincorporated Adams County
Available Loading	4 Dock High Doors 2 Additional Knockouts (Option for one 12' x 14' Drive-in Door)	OpEx	\$4.16/SF
Sprinklered	Yes	Lease Rate	\$6.95/SF NNN
Total Power	800A 277/480V 3-Phase	Sale Price	Contact Brokers
		Available	Immediately

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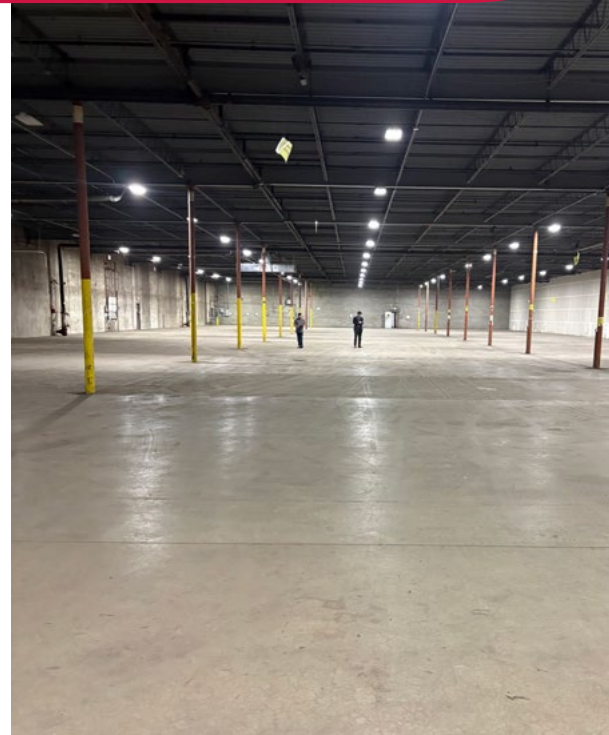
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SALES TAX ADVANTAGE | ILLUSTRATIVE COMPARISON

RATE BREAKDOWN (PUBLISHED RATES, 2026)			
Sales Tax <i>Charged to customers at point of sale</i>	Unincorporated Adams County	Denver County	Difference Denver Higher By
Colorado State	2.90%	2.90%	
County / City	0.75%	5.15%	
RTD (Regional Transit)	1.00%	1.00%	
Cultural District (SCFD)	0.10%	0.10%	
Combined Sales Tax Rate	4.75%	9.15%	4.40 points
Occupational Privilege (Head) Tax <i>Per-employee payroll tax on staff earning \$500+/month in the city</i>	None	\$5.75/Employee /mo + \$4.00/Employer/mo	N/A (Flat Fee)
Use Tax: Equipment & Fixtures <i>(Local tax on business equipment used but bought without local sales tax; counties cannot levy this)</i>	0%	5.15%	5.15 pts
Use Tax: Construction Materials <i>(Local tax on build-out / tenant-improvement materials, collected via building permit)</i>	0.75%	5.15%	4.40 pts

Rates apply to different bases (customer sales, payroll head count, capital purchases) and cannot be summed into a single blended rate; the Difference column compares each tax on its own. Published 2026 rates; actual rates vary by exact address. Colorado statutory counties may levy use tax only on building materials and motor vehicles. Not tax advice – consult a tax professional.



OFFICE SHOWROOM (ARCHITECTURAL CONCEPT)

PROPERTY HIGHLIGHTS

- Tenant income already in place on the remaining 64,464 SF
- Centrally located with excellent access to I-25, I-70, and I-76
- ±25,000 SF of fenced / gated yard space zoned for outside storage
- ±6,100 SF of office / showroom space (renovations in process)
- Unincorporated Adams County: 4.75% sale tax!
- Flexible loading options

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PROPERTY PHOTOS



RETAIL EXPOSURE



FENCED/GATED YARD

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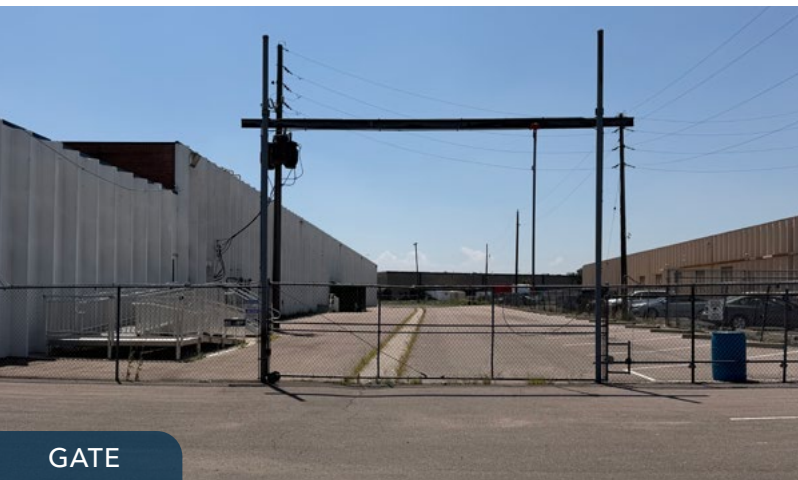
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PROPERTY PHOTOS



GATE

OPTION TO ADD OVERSIZED DRIVE-IN DOOR (SUBJECT TO LEASE TERM)

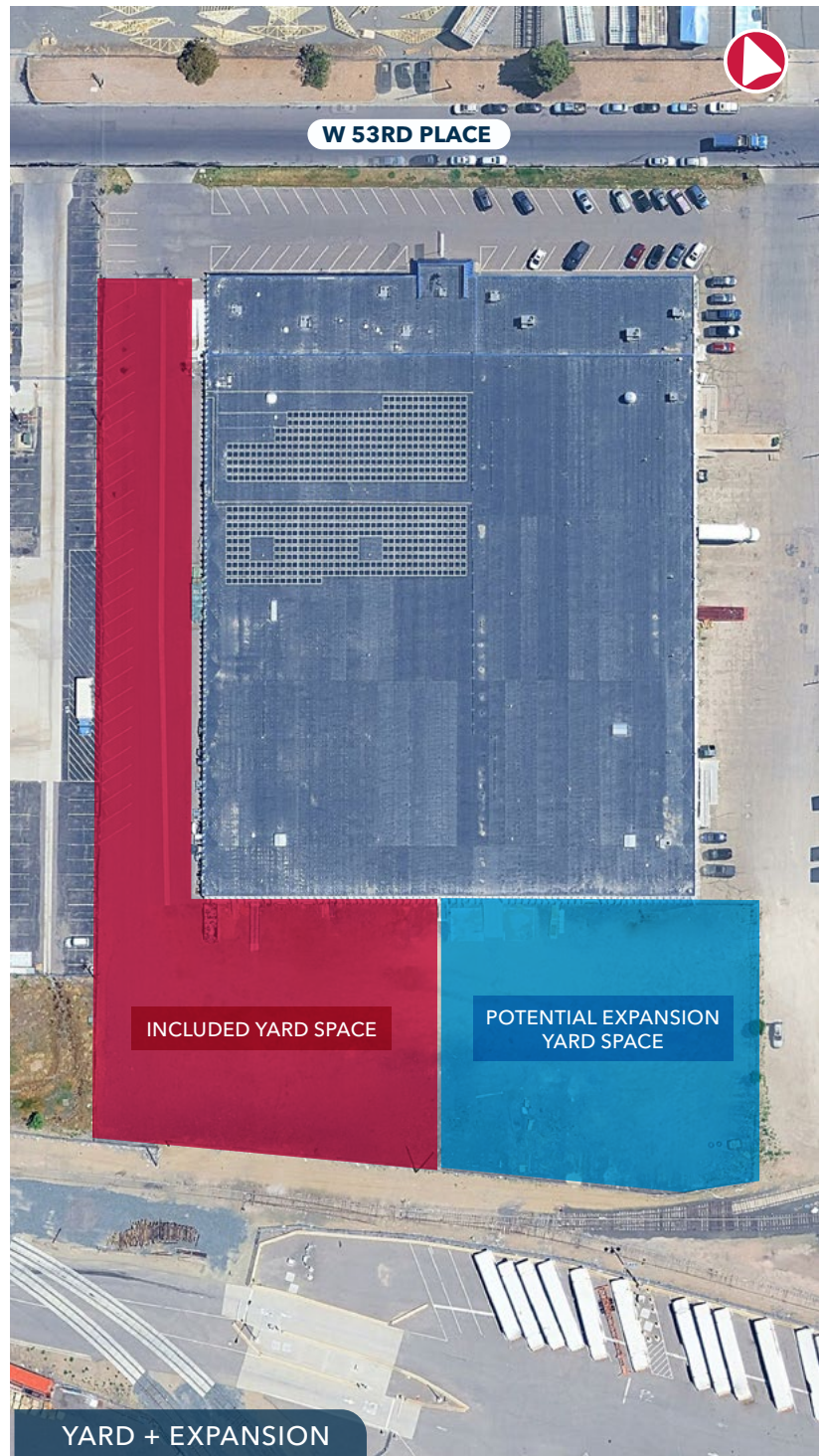


DRIVE-IN DOOR (ARCHITECTURAL CONCEPT)



HIGHLY CUSTOMIZABLE OFFICE/SHOWROOM SPACE

OFFICE (ARCHITECTURAL CONCEPT)



W 53RD PLACE

INCLUDED YARD SPACE

POTENTIAL EXPANSION
YARD SPACE

YARD + EXPANSION

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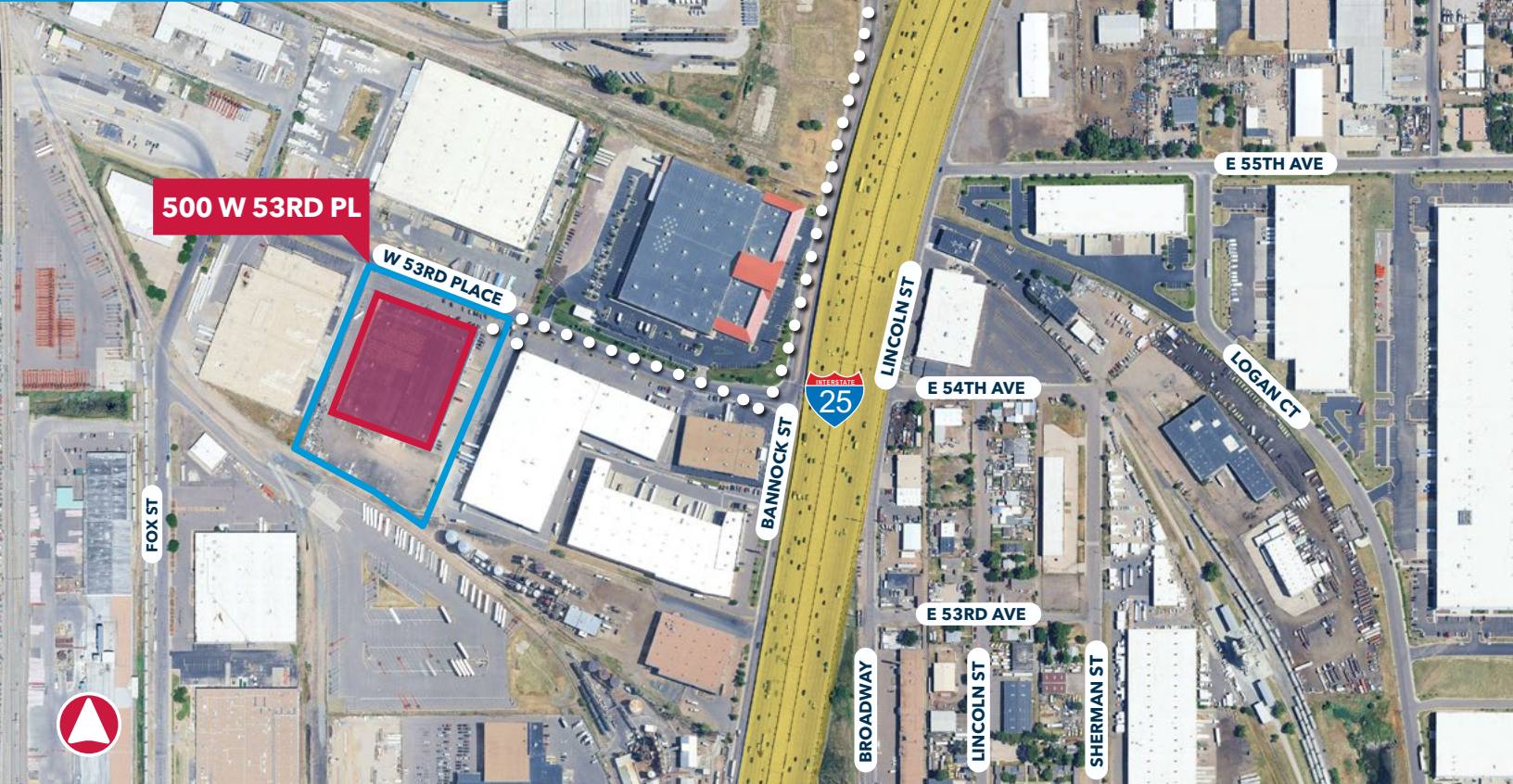
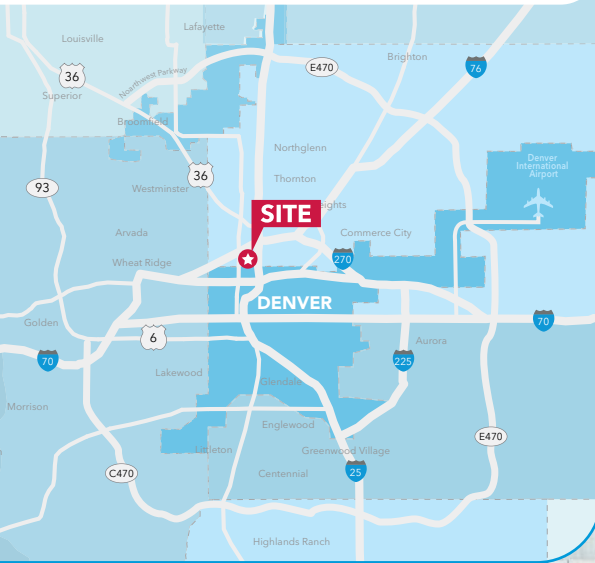
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

PROPERTY LOCATION



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