



FOR SALE

25,000 SF Manufacturing/Dist. Bldg

3220 E 52nd Ave | Denver, CO 80216



CONTACT:

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UNIQUE PROPERTIES

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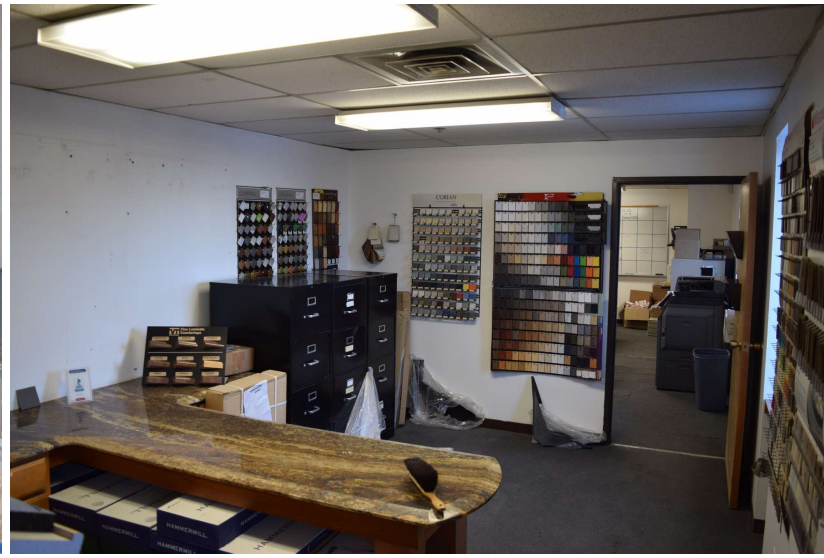
3220 E 52ND AVE

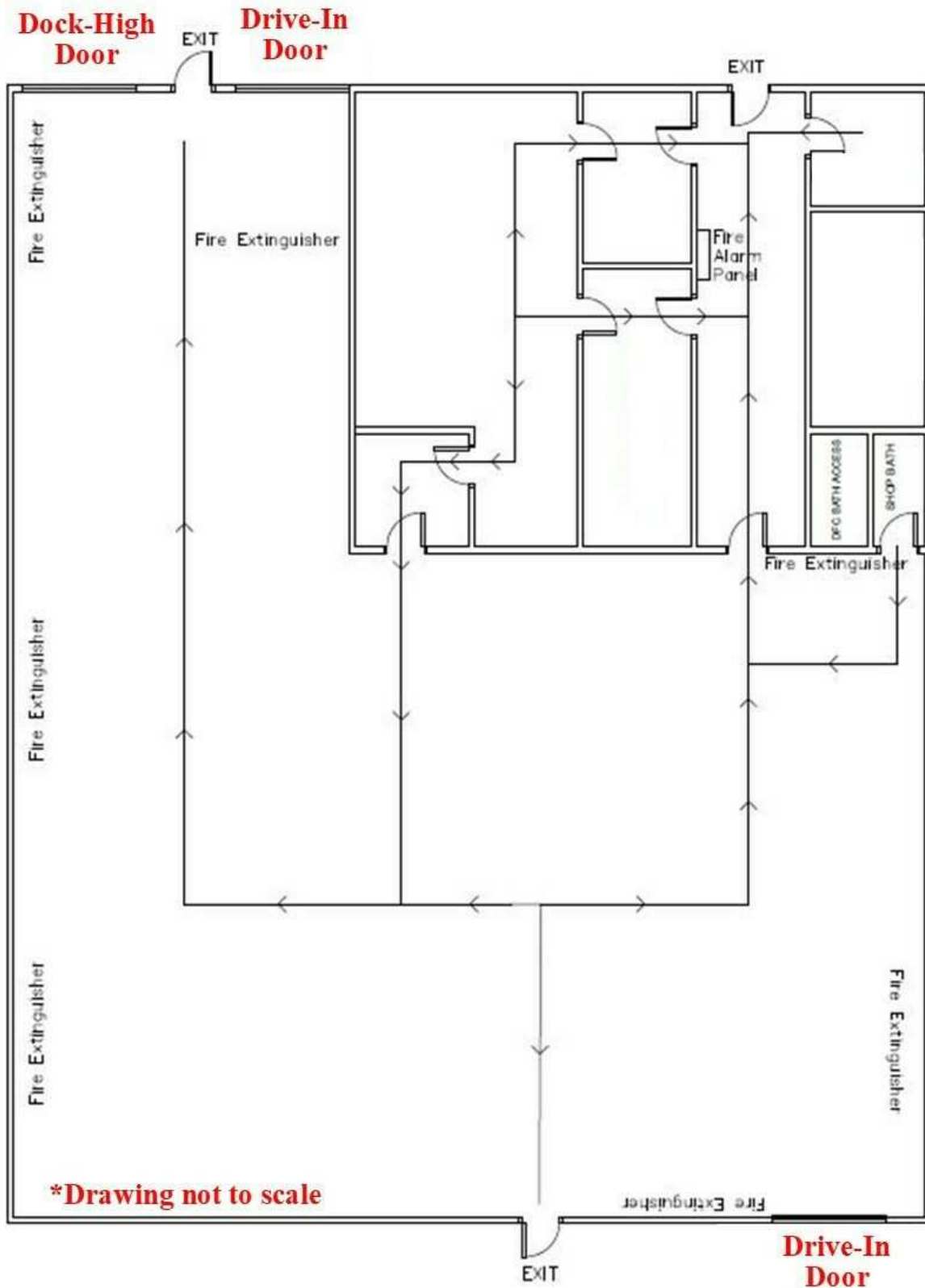
OFFERING SUMMARY

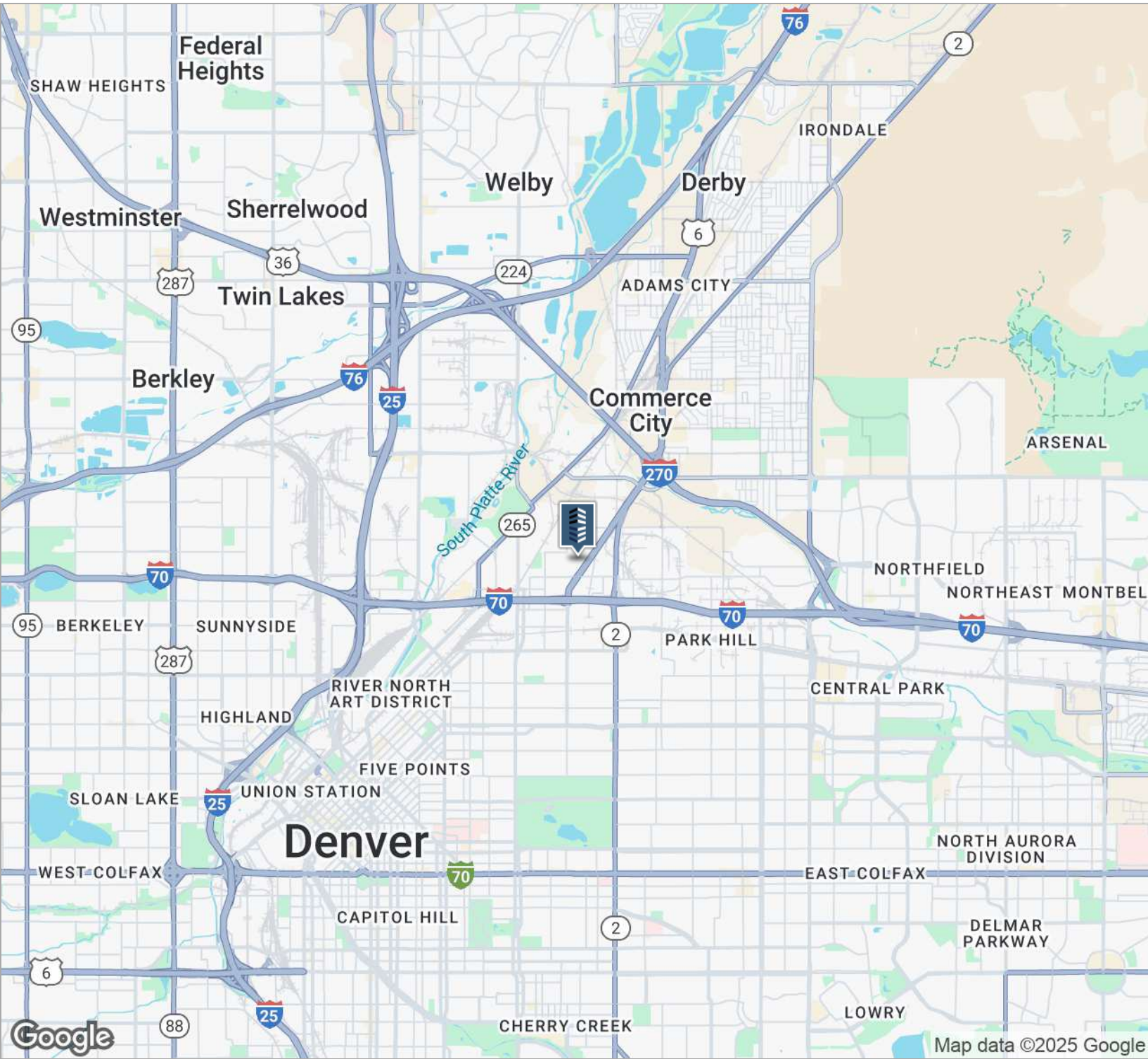
Sale Price:	\$4,400,000
Lot Size:	41,664 SF
EUI Site Score:	41.8
Building Size:	25,000 SF
Drive-In Doors:	Two 9'x14'
Dock High Doors:	1
Year Built:	1979
Zoning:	I-A

PROPERTY HIGHLIGHTS

- Located in the CO opportunity zone and the Denver enterprise zone.
- Compliant with Energize Denver - site EUI score of 41.8
- Just West of Vasquez Blvd on W. 52nd Ave in Denver.
- Approximately 15,000 SF of yard and/or off-street parking
- Located in the city/county of Denver
- Two 9'x14' drive-in loading doors and one dock well door
- Approximately 1,500 SF of finished office area
- Heavy power - 600-amp, 240-volt, 3 phase (to be verified)
- Fully sprinklered and new LED lights throughout!
- Great owner/user opportunity
- Shown by appointment only - do not disturb the current occupant.







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