

# 5757 EAST 42ND AVENUE

DENVER, COLORADO 80216

**FOR SALE OR LEASE**  
29,255 SF BUILDING  
FREESTANDING WAREHOUSE

**LEASE RATE: \$9.75/SF NNN | SALE PRICE: \$4,500,000**



**GREAT LOCATION & STRONG CORPORATE IDENTITY**

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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## PROPERTY FEATURES

<b>SALE PRICE</b>	\$4,500,000 (\$153/SF)
<b>LEASE RATE</b>	\$9.75/SF NNN
<b>BUILDING SIZE</b>	29,255 SF
<b>LOT SIZE</b>	1.2 Acres
<b>LOADING</b>	5 Docks, 2 Half Docks, 1 Drive-in
<b>POWER</b>	400A, 480V, 3 Phase
<b>CLEAR HEIGHT</b>	18'
<b>ZONING</b>	I-B

## PROPERTY HIGHLIGHTS

- New LED lighting being installed
- New exterior paint
- Fenced, secured, and paved yard

## PROPERTY DESCRIPTION

Jeff Heine, Kirk Vanino and Matt Nora with Lee & Associates Denver, as exclusive advisors, are thrilled to present the opportunity to purchase or lease 5757 East 42nd Avenue, Denver Colorado. This nearly 30,000 SF warehouse property is in a very well located area with quick, central access to all of Metro Denver.

The property is on a generous, 1.2 acre lot and has a fenced yard in the rear of the building. It benefits from an 18' clear height, both drive-in and dock-high loading, 3 phase power, and strong corporate identity with a freestanding building.

The building would work well for a variety of manufacturing or distribution users who need central access and flexible loading.

Please reach out to the brokers for more information.

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## SITE PLAN



EAST 42ND AVENUE

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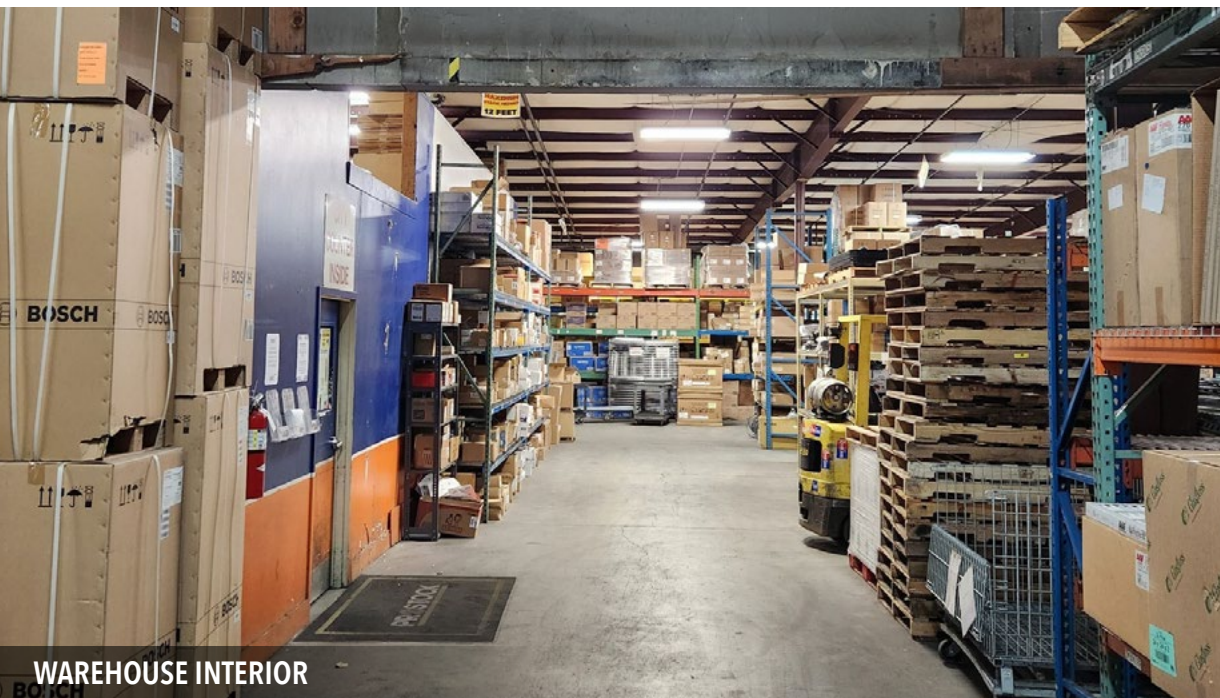
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**WAREHOUSE INTERIOR**



**BREAK/KITCHEN AREA**



**WAREHOUSE INTERIOR**



**MAIL & COPY ROOM**

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## LOCATION FEATURES

- Easy access to I-70 & I-225
- Denver Enterprise Zone
- Proximity to I-270 and I-76
- 14 Miles to Denver International Airport
- 12 Miles to downtown Denver
- Near major hotels, restaurants, and other services



40th & Colorado Station

COLORADO BLVD

DAHLIA ST

SMITH RD

HOLLY ST

E 42ND AVE

E 39TH AVE

MONACO ST

QUEBEC ST

CALL BROKERS FOR DETAILS

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