

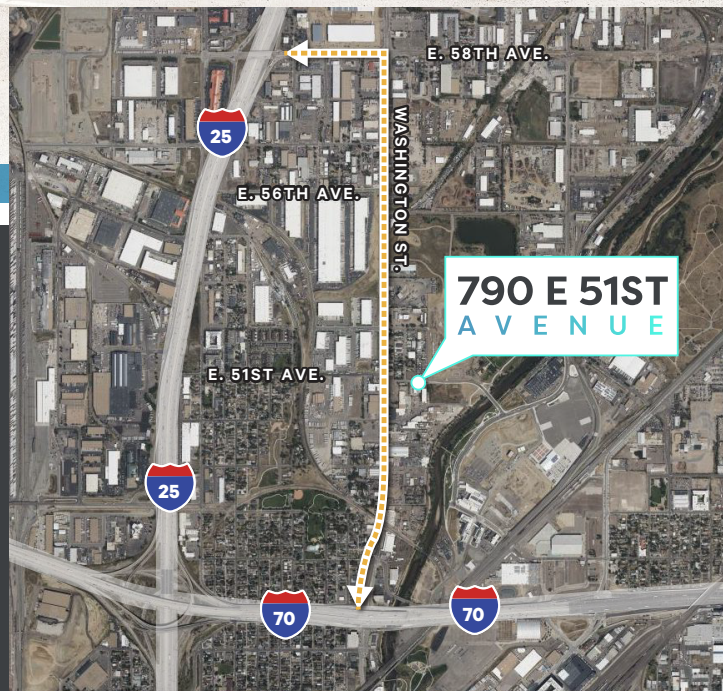
Available for Sale or Lease

790 E 51ST AVENUE



Building Specifications

AVAILABLE	12,541 SF
SITE SIZE	0.80 AC (34,925 SF)
CLEAR HEIGHT	14' - 24'
LOADING	1 Dock High, 6 Drive-In
POWER	1,000 Amps, 3 Phase
ZONING	I-A Denver
EXPENSES	\$5.17 PSF
LEASE RATE	\$15.95 PSF NNN
SALE PRICE	\$2,950,000



CBRE

Property Features

LARGE FENCED YARD

NEW 51ST STREET IMPROVEMENTS
AND INTERSECTION

OPEN SPACE PARK ADJACENT

POTENTIAL REDEVELOPMENT
OPPORTUNITY

MOVE-IN READY

DENVER COUNTY
ENTERPRISE ZONE

EXCELLENT CENTRAL
DENVER LOCATION

ACCESS TO I-25 & I-70

ADJACENT SITE AVAILABLE
FOR ADDITIONAL YARD

HEAVY POWER

FLOOR DRAINS

DRIVE-THRU DOORS

NEW ROOF (2018)

