

PRIME INDUSTRIAL FOR SALE OR LEASE

5981 MARION DRIVE

5981 MARION DR., DENVER, CO 80216



TREVEY
COMMERCIAL
REAL ESTATE

OUTDOOR STORAGE



PROPERTY FEATURES

- 13,992 SF Building on 0.77 Acres – For Sale or Lease
- Outdoor Storage Permitted
- Loading Access on Three Sides of the Building
- Multiple Drive-In Doors: (3) 10'x10'; (2) 12'x10'; (2) 14'x12'
- Yard Area for Storage or Parking
- Located in Unincorporated Adams County
- Designated Enterprise Zone & Colorado Opportunity Zone
- Infrastructure Expansion to Four Lanes on Marion Drive Recently Completed
- Excellent Accessibility to I-70, I-270, and I-25
- Ideal for Owner / User or Investment Opportunity

PROPERTY DETAILS

SIZE	13,992 SF on 0.77 AC
SALE PRICE	\$3,200,000.00 (\$228.70/SF)
PROPERTY TAXES	\$50,731.16 (2024)
LEASE RATE	\$16.00 / SF NNN
NNN / CAM RATE	\$6.37 / SF (Estimate)
LOADING	Three (3) 10'x10' Drive-in Two (2) 12'x10' Drive-in Two (2) 14'x12' Drive-in
CLEAR HEIGHT	±14' Clear
POWER	100KBA / 1500A (New 2007) (to be verified by an electrician)
ZONING	I-2: Industrial
UTILITIES	Denver Water / Xcel Energy

TREVEY COMMERCIAL

10510 Dransfeldt Rd, Suite 100
Parker, Colorado 80134
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NICK STEITZ

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HEATH HONBARRIER

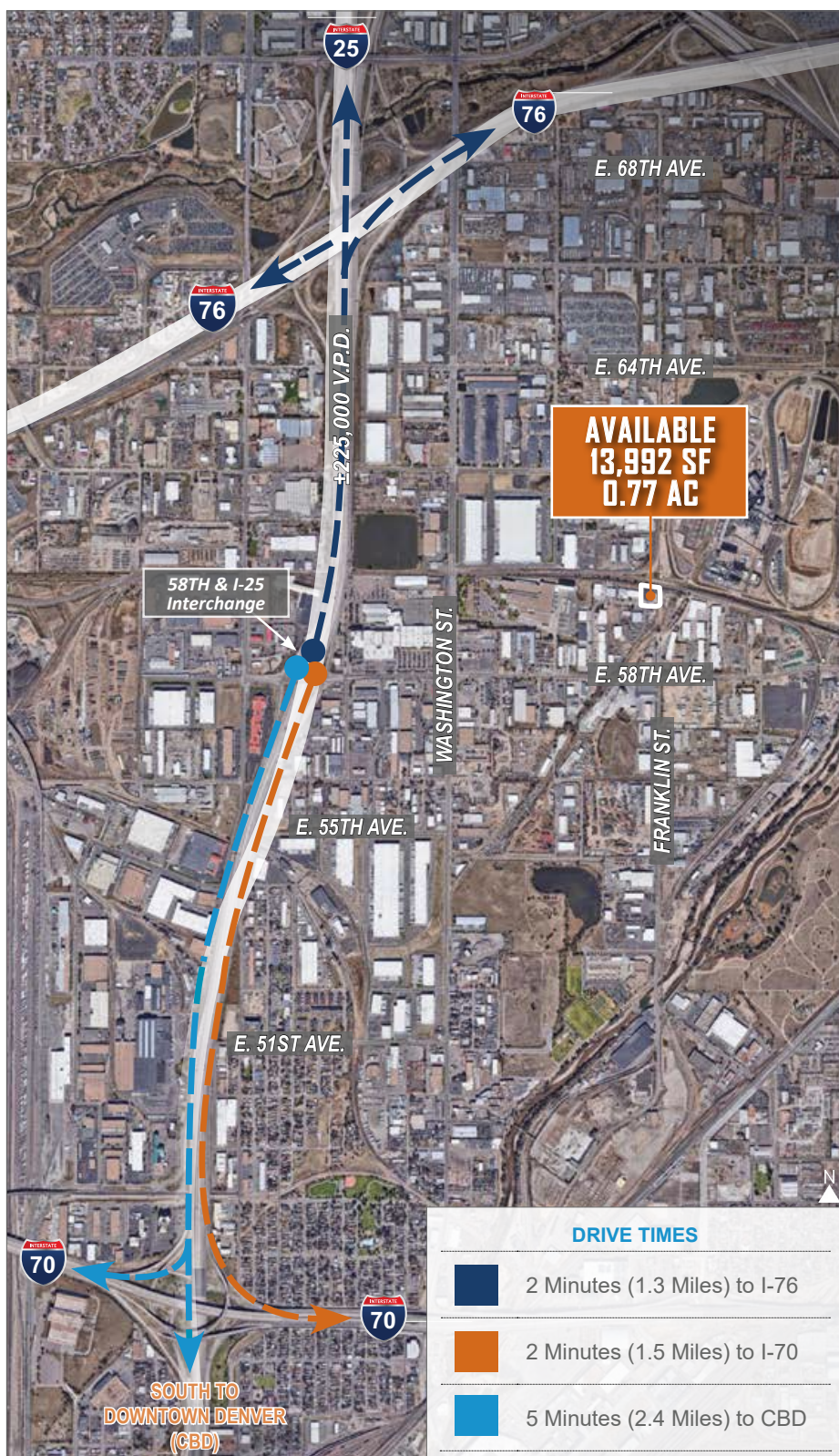
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13,992 SF ON 0.77 AC

FOR SALE OR LEASE

5981 MARION DR., DENVER, CO

SITE LOCATION



INCENTIVES:

Located within a Designated Enterprise Zone – Eligible for State Income Tax Credits

Key Credits Include:

- 3% Investment Tax Credit on Equipment Purchases
- 3% R&D Tax Credit on Annual Research
- 12% Job Training Tax Credit
- \$1,100 New Employee Credit
- \$1,000 Health Insurance Credit per Insured Job
- Up to 25% Vacant Building Rehabilitation Credit (max \$50,000)

SALES TAX SAVINGS:

- 4.75% Sales Tax Rate in Unincorp. Adams County
- Roughly 50% Lower than the Metro Area Average
- Ideal for Wholesalers and Retailers

[Follow this link for more details.](#)



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[CLICK HERE TO DOWNLOAD CREC BROKERAGE DISCLOSURE](#)

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