



WAREHOUSE / INDUSTRIAL SPACE

FOR SALE \$1,400,000 / FOR LEASE \$22 PSF + NNN

5275 Adams St. | Denver, CO 80216 | ZONING: I-A

PROPERTY OVERVIEW

Brand new, freestanding **2,880 SF** warehouse completed in early 2026 and ready for immediate occupancy. This efficient, clear span building features 14' clear perimeter heights and approximately 16' in the center, providing excellent open space for a variety of uses.

The property is fully sprinklered and includes a private fenced yard for added security and functionality.

PROPERTY HIGHLIGHTS

- Brand new, construction
- 2,880 SF Freestanding Warehouse
- 100 SF office space
- Private Fenced Yard
- 17' Roll-Up Door
- 14- 16' Clear Height
- 400 AMP Power (Expandable to 600 AMP)
- Fully sprinklered
- Easy Access to Major Highway

PROPERTY DETAILS

TOTAL BUILDING SIZE	2,880 SF
LOT SIZE	6,374 SF
CLEAR HEIGHT	14' - 16'
YEAR BUILT	2026
POWER	400 AMP (Expandable to 600 AMP)
SPRINKLERED	YES
ZONING	I-A
ASKING PRICE:	\$1,400,000
LEASE RATE:	\$22 PSF + NNN

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