

# 802-886 E 78th Ave

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## Property Details

**Price: \$465,000**

View the full listing here: <https://www.loopnet.com/Listing/802-886-E-78th-Ave-Denver-CO/36872919/>

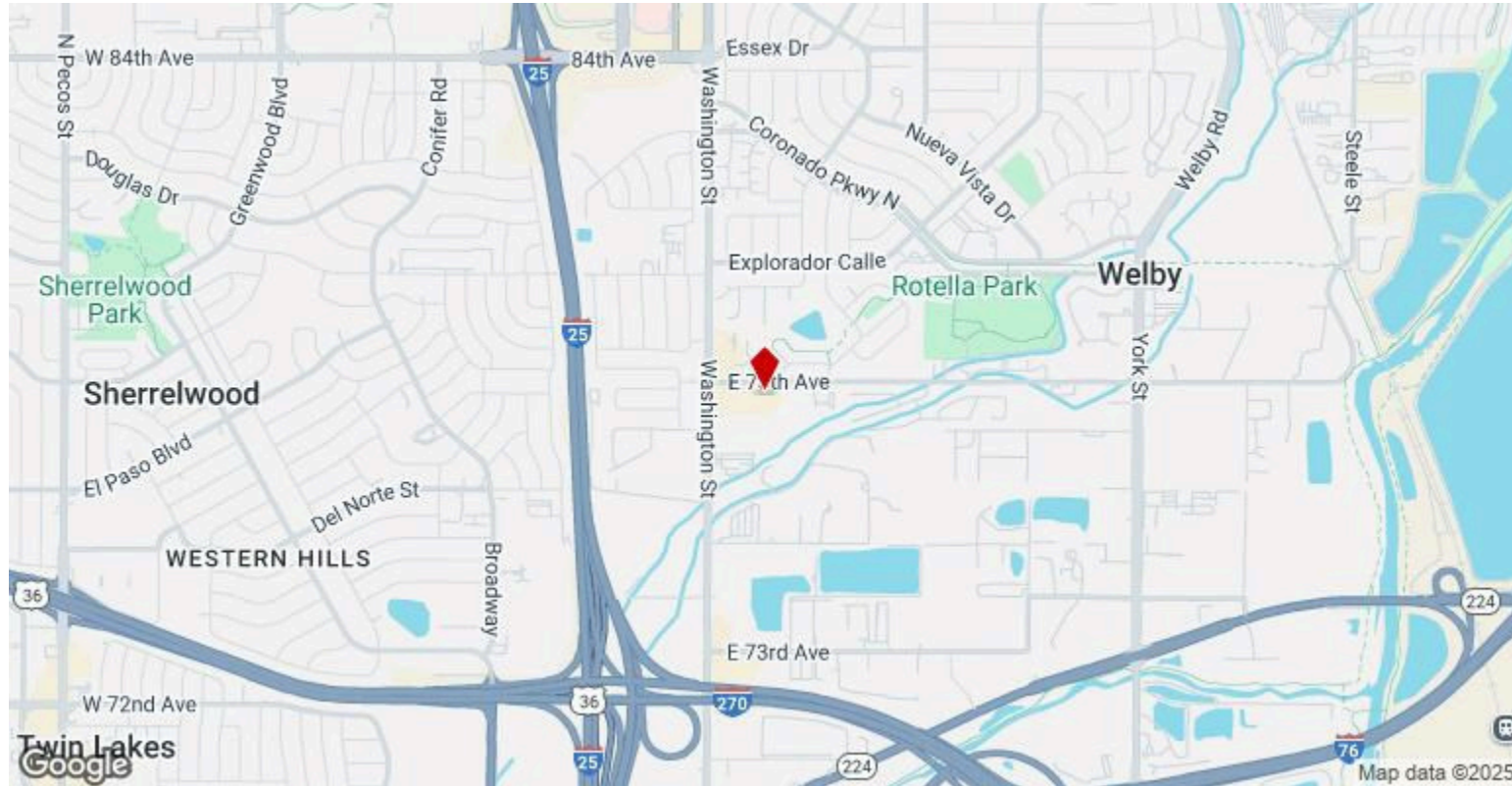
Price:	\$465,000
Unit Size:	1,375 SF
No. Units:	1
Total Building Size:	27,000 SF
Property Type:	Industrial
Property Subtype:	Warehouse
Sale Type:	Investment or Owner User
Building Class:	B
Floors:	1
Typical Floor Size:	27,000 SF
Year Built:	2006
Lot Size:	3.00 AC
Parking Ratio:	0.11/1,000 SF

Own Your Power Base — Versatile Industrial/Flex Space with Prime Access This is your chance to take control of your workspace. Whether you're expanding operations, launching a new venture, or simply tired of leasing, this property delivers flexibility, strength, and function. Ideal for industrial, warehouse, flex, office, or storage use, it's built for businesses that mean business. Step inside to tall ceilings and a large drive-in door, built to handle big ideas and bigger equipment. The property includes a dedicated office area, ADA-compliant restroom, central heat and A/C, fire sprinklers, and a fully compliant Dyno Room—perfect for use as a paint booth, powder coat booth, or other specialized operations. Power up with 3-phase, 220V and 110V service, and a 5-gallon water heater to keep things running smooth. Zoned I-1 Industrial, this space gives you the muscle and flexibility to meet your business needs now and scale for the future. Located in an impeccably maintained complex, with breathtaking downtown views, and unbeatable access to I-25, I-70, I-76, and Hwy 36. You're positioned for performance. CAM just \$221/month covers landscaping, snow removal, water, sewer, trash and EDM roof so you can focus on the work that matters. Built strong. Zoned right. Ready to work. Come see what your business could do here.

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## Location





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## Property Photos



Building Photo



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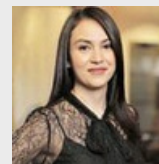
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