



## 4455 E. 46th Ave, Denver, CO, 80216

Industrial Building for Sale or Lease with I-70 Frontage

### FOR SALE OR LEASE

#### PROPERTY HIGHLIGHTS

- Fenced Storage Yard
- I-70 Frontage
- Fire Sprinkler System
- Heavy Power (800 amp, 3 phase – to be verified)
- Located in an Opportunity and Enterprise Zone
- Below the Energize Denver benchmarking size threshold



BUILDING SIZE: 24,975 SF



LOT SIZE: 1.59 acres

**SALE PRICE: \$3,275,000.00  
LEASE RATE: \$5.95/SF NNN**

For More Information, Contact:

**Steve Fletcher** | *Industrial Specialist*

(720) 320-0366

[steve@grubercre.com](mailto:steve@grubercre.com)

## PROPERTY DETAILS

- **Building Size:** 24,975 SF
- **Taxes:** \$55,691.00 (2024)
- **Zoning:** I-B UO-2
- **Loading:** (1) Drive-in, (4) Dock doors

## FLOOR PLAN

Warehousing/Manufacturing Area

Office

Bath  
Break Room  
Bath

Bath

Office/Showroom

Garage/  
Dock Area

## AERIAL



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