

Colliers

For Sale



6701 East 45th Avenue  
Denver, CO 80216

Asking Price:

**\$4,797,000**

27,257 SF Available  
on a 3.09 Acre Site

### Turnkey USDA Food Processing Facility

- Large office area with five offices, three bathrooms, a large kitchen/conference room with a newer roof
- Large cooler with two separate cooling systems
- Large dry storage with two storage cages and lots of racking
- Phenomenal I-70 visibility & access
- Heavy industrial zoning, rail access and loading

Accelerating success.



# Property Profile



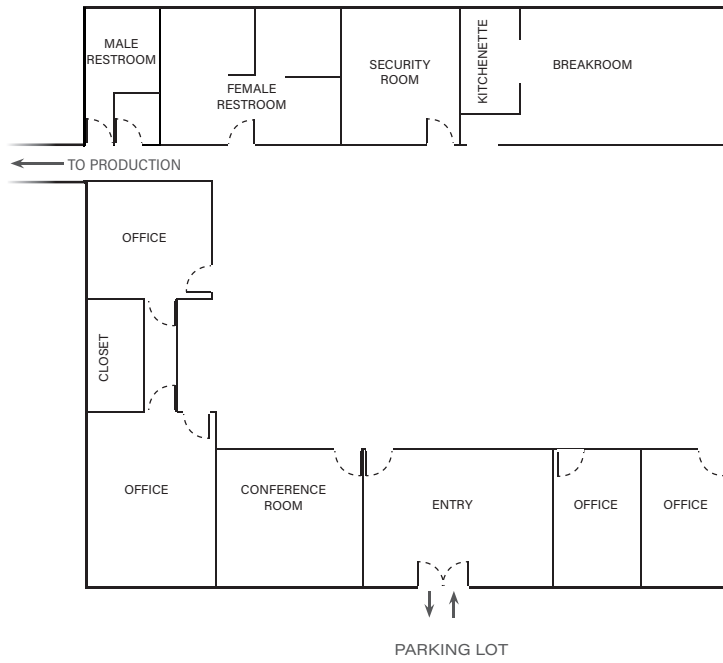
## Property Details

<b>Price:</b>	\$4,797,000
<b>Price Per SF:</b>	\$175.99
<b>Total Square Footage:</b>	27,257 SF
<b>Total Lot Size:</b>	3.09 Acres
<b>Docks:</b>	3 Internal
<b>Rail Loading:</b>	Yes, 2 Doors
<b>Gas Line:</b>	2"
<b>Water Line:</b>	2"

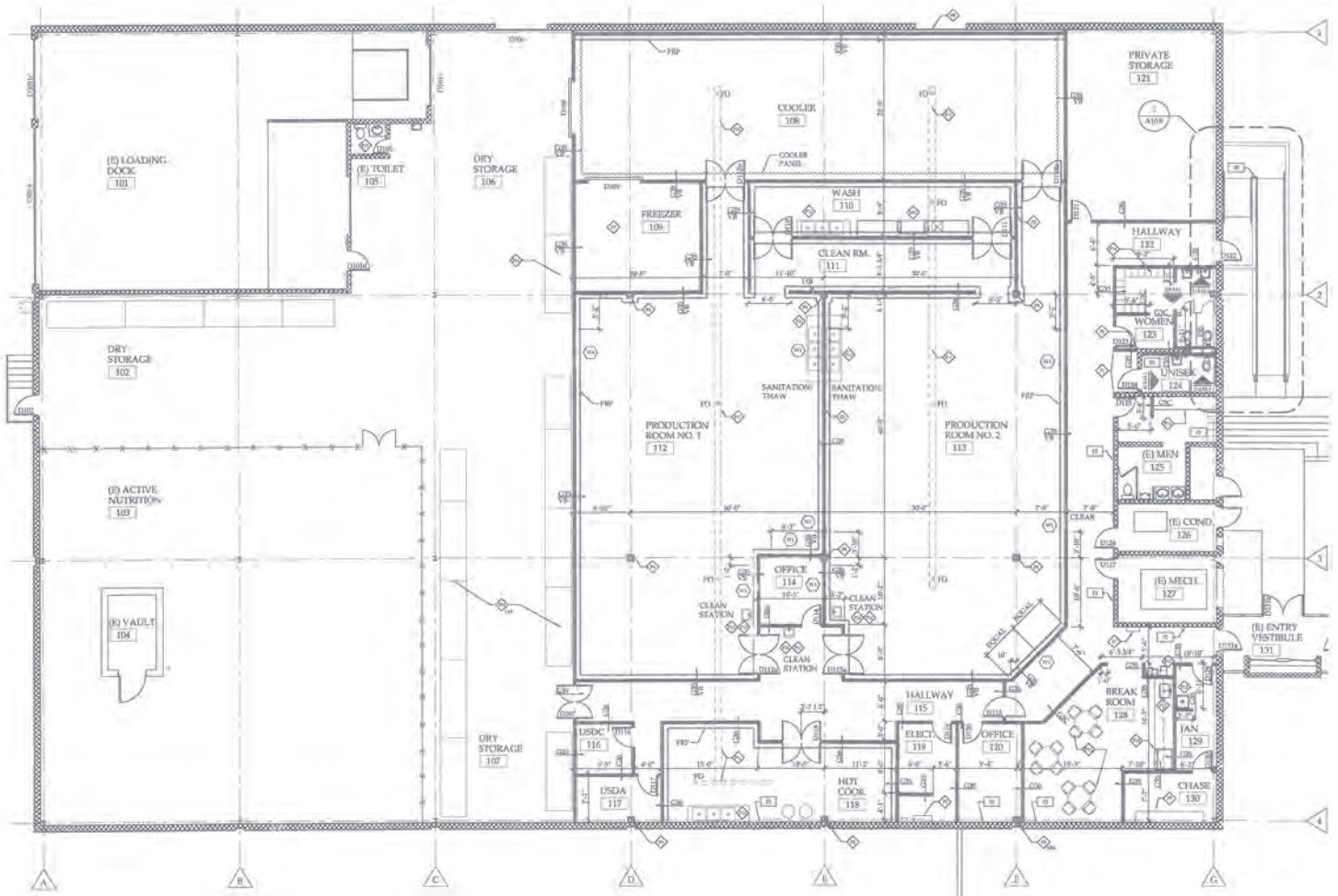
- Turnkey Food Manufacturing Facility
- 25 HP condenser and three production rooms equipped with type 2 hoods, natural gas lines, filtered water, floor drains, 110 V electrical drop cords, 208 1 phase and 208 3 phase drop cords
- Utility lines into the building include 2-inch water and 2-inch gas lines
- Security system and cameras
- Updated fire system and sprinklers throughout the building
- Bounded paired T1 internet service
- 1200 Amp, 240 Volt 3-phase power (TBV)
- Huge 3.09 acre site for expansion or outside storage
- I-B heavy industrial zoning w/rail service

# Plans

## Office Floorplan



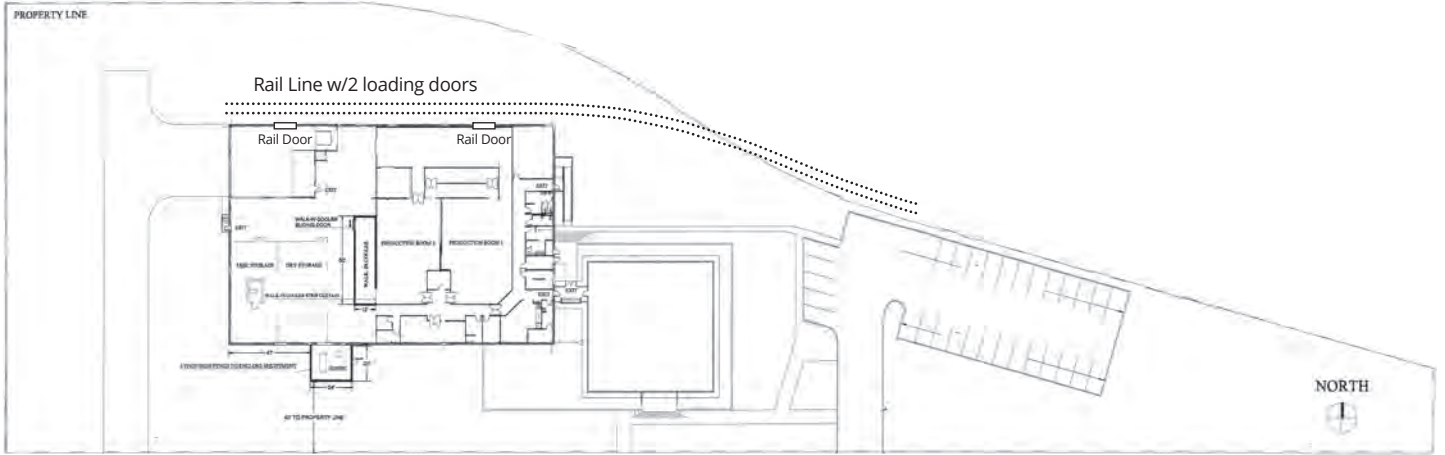
## Warehouse Floorplan



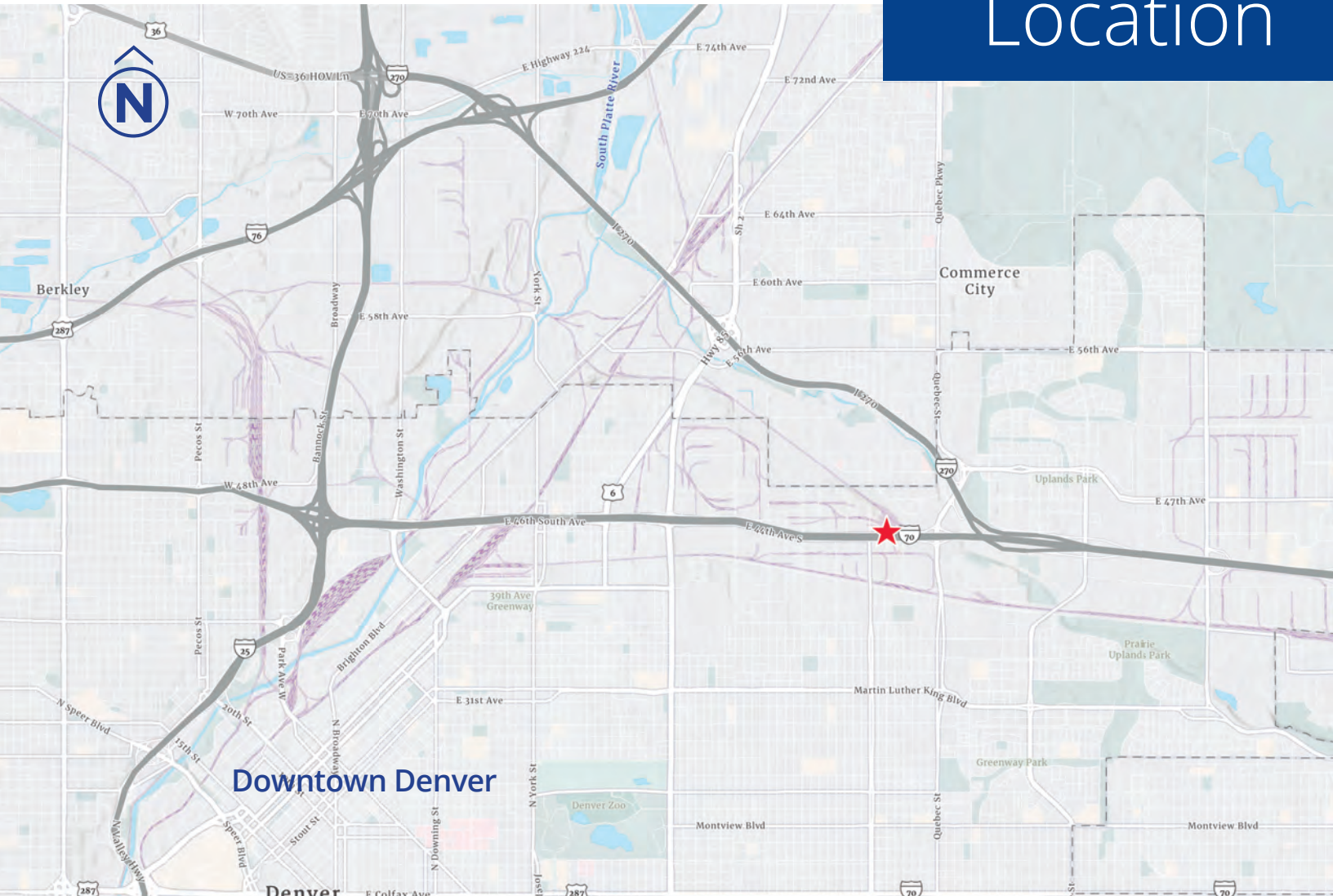


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# Site Plan



# Location





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Aerial







# Contact

**Steve Serenyi**  
+1 303 283 4578  
steve.serenyi@colliers.com

4643 S. Ulster St. Ste 1000  
Denver, CO 80237  
303 745 5800 | colliers.com/denver



**Broker  
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