

Freezer / Cooler
11001 E. 53rd Avenue
Denver, CO
Approximately 47,898 sf on 2.43 acres



CONTACT:

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BUILDING SIZE:	Approximately 47,898 sf as follows: <ul style="list-style-type: none">• Dry: +/- 8,686 SF• Zero to 15 Degree Freezer: +/- 3,582 SF• - 10 to Zero Freezer: +/- 4,377 SF• Cooler: +/- 20,979 SF• Refrigerated Dock: +/- 4,979 SF• Office: +/- 3,000 sf
NUMBER OF BUILDINGS:	1 modern single story Industrial facility
GROUND:	Approximately 2.43 acres
CONSTRUCTION DATE:	Built 1997 / Expanded 2011
PROPERTY CONDITION:	Excellent
CONSTRUCTION:	Floors: Walls: Tilt-Up Concrete Roof: TPO – Original building. EPDM – Expansion building.
CEILING HEIGHTS:	19' to 35' clear
LIGHTING:	T-12 LED in the office area & Motion Controlled LED
WATER:	Supplied by City of Denver
SEWER:	Supplied by City of Denver
NATURAL GAS:	Supplied by Xcel Energy
POWER:	Supplied by Xcel Energy
FIRE PROTECTION:	Dry in freezer / cooler area & wet in all other areas.
RESTROOMS:	5 total
TRUCK LOADING:	5 dock high & 1 drive-in (10' x 12')
OFFICE SPACE:	+/- 3,000 sf
PARKING:	27 spaces
MISCELLANEOUS:	Rail adjacent.

MAJOR INDUSTRIES IN THE AREA:

Manufacturing, logistics / distribution, wholesale businesses, retail / service and education / public services.

ZONING:

Zoning: I-B - General Industrial District

TAXES:

2025 - \$149,680.70

PLANS:

11001 E 53RD AVE
Denver, CO 80239

