

**5641** | **WASHINGTON ST**

DENVER, CO 80216

LEASE RATE

**\$15.00/RSF (NNN)**



**INDUSTRIAL PROPERTY**

FOR LEASE: 10,302 - 20,285 RSF



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# PROPERTY HIGHLIGHTS

Address	5641 Washington St Denver, CO 80216
County	Adams (Unincorporated)
Lease Rate	\$15.00/RSF (NNN)
NNN Expenses	\$8.38/RSF
Total Building Size	20,285 SF
UNIT A:	9,983 SF
<b>UNIT B:</b>	<b>10,302 SF Total</b>
	7,600 SF
	2,702 SF
	*~550 SF
*Not included in square footage	
Lot Size	62,726 SF (1.44 AC)
Zoning	I-1
Year Built/ Renovated	1968/ 2017
Drive-Ins	(2) - 14' x 12'
Docks	(4) - 8' x 8'
Construction	Masonry
Clear Height	18'
Power	800 AMP - 3 Phase (TBV)
Parking Spaces	22



Hard-to-Find Industrial building offering great visibility and access, featuring six drive-in/dock-high doors, 18' warehouse clearance, large mezzanine storage, LED lighting, and a new roof installed in 2017. The property includes approximately 22 parking spaces, gas forced-air ceiling units, and three rooftop HVAC units.

**UNIT B** – Includes 3 offices, 1 conference room, break room, large reception area, 2 restrooms, 2 drive-ins, and 2 docks.

The entire building (20,285 RSF) may be considered for lease.



- Frontage on Washington Street
- Close Access to I-25, I-76, and I-70
- Small Fenced Yard
- Abundant Parking

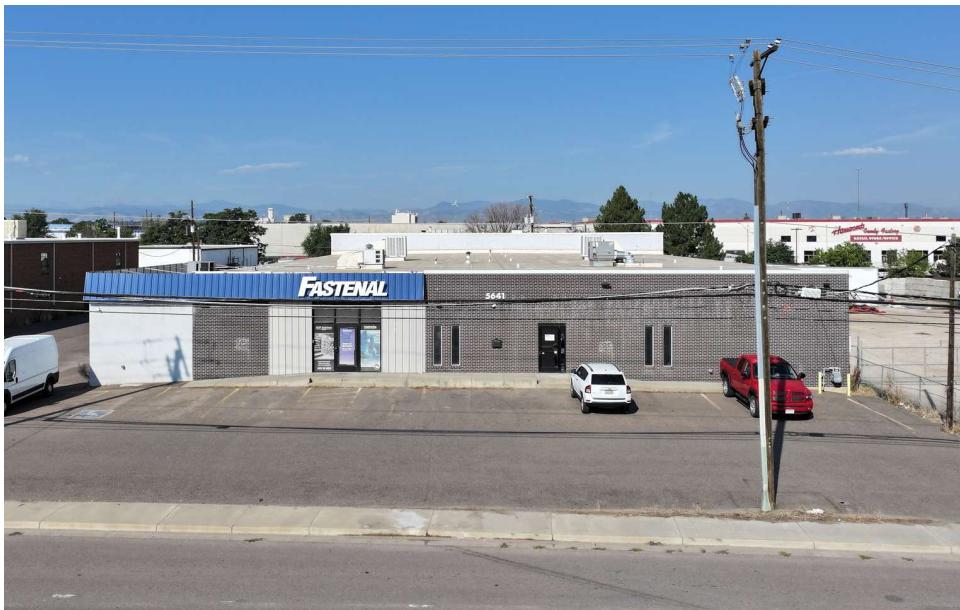
# SITE AERIAL



## AVAILABILITY

Unit B (10,302 RSF) is immediately available for lease.

## ADDITIONAL PHOTOS



# TRAFFIC COUNTS & DEMOGRAPHIC REPORT



## TRAFFIC COUNTS

Washington St & E 56th Ave S	13,056 / day	2025	0.06 mi
Washington St & E 56th Ave N	16,946 / day	2025	0.12 mi
20400 E 58th Ave N	12,009 / day	2025	0.17 mi
5800 Logan Ct W	28,833 / day	2025	0.22 mi

2020 American Community Survey (ACS)

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Households	749	33,259	165,688
Total Population	2,620	89,471	380,913
Average HH Income	\$64,430	\$85,420	\$90,519

# WHY DENVER?

## Growth & Talent

- **#1** Economy in the nation for 3 straight years.
- Denver ranks **#3** Top Moving Destination and Colorado ranks **#5** in states where people are moving to. (2020, Penske + Uhaul)
- Denver is currently growing at **1.48%** annually and its population has increased by **24.82%** (2021) since the 2010 census.
- Denver ranks **#12** for tech talent across North America. The number of tech workers has grown **31.1%** since 2015.
- Denver's millennial population, aged 22 to 36, has grown **20.1%** since 2014 making it the **#3** most concentrated market of millennials in the country.
- Denver's average salary is \$107,481 which ranks **#9** for cities across North America.

**#1**

Best State  
Economy  
U.S. News

**#2**

Best Place  
to Live  
U.S. News

**#3**

Fastest Growing  
State This Decade  
U.S. Census

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