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Now Available For Sale

1187 E 68TH AVE

DENVER, CO, 80229

INCREDIBLE DENVER INDUSTRIAL PROPERTY
FOR SALE

GREAT LOCATION IN DENVER

Rare opportunity in Denver for a mid-size industrial property centrally located at 1187 E. 68th Avenue, Denver, CO 80229. This is advantageous in that the property has a Denver address but is in Unincorporated Adams County with a low sales tax rate of 4.75% and minimum wage of $14.42 per hour. Ideal for manufacturing, distribution, R & D, and/or quality office use, the building has heavy power and compressed air distributed throughout the property, along with heat and a/c through the entire building. The property offers immense potential for various industrial operations, including research and development.

Highlights

Location Highlights:

- Strategically located in the much sought after North-Central submarket with incredible access to major highways. Interstates 25 and 76 are located just a half mile away. Highway 36 is positioned within 1.5 miles and the property has direct access to I-70.
- Easy 10 minute drive into downtown Denver and 22 minutes to Denver International Airport
- Close proximity to key industrial and commercial hubs, ensuring excellent connectivity and logistics advantages.

Investment Opportunity:

- Versatile space suitable for manufacturing, distribution, R & D, or corporate headquarters. Possibility to divide into two separate units.

$4,495,000
PRICE

29,486
BUILDING SIZE (SQ.FT)

1200
BASEMENT SIZE (SQ.FT)

6,540
OFFICE SIZE (SQ.FT)

B
Class

16 FT
CLEARING HEIGHT

1.56 AC
LOT SIZE (AC)

3 DRIVE IN
LOADING DOORS

HEAVY POWER
POWER

I-2
ZONED

106 SPACES
TOTAL PARKING

UNIQUE OPPORTUNITY

This industrial property is located in North Denver's industrial zone, offering a prime opportunity for investors and businesses looking to expand or establish their presence in a strategic location. The property's versatile layout and modern amenities make it an attractive investment for various industrial applications, with potential for significant value appreciation and income generation.

PROPERTY TYPE:	**MANUFACTURING**
YEAR BUILT:	**1984 & 2000**
BUILDING CLASS:	**B**
TENANCY:	**SINGLE, CAN BE DIVIDED**
NO, STORIES:	**2**

Highlights

Building Details:
-Construction: Durable structure designed to accommodate heavy industrial use. Class B industrial property.
- Modern Office Spaces with high ceilings, class A quality with efficient workflow design. Three offices with private restroom.
- Additional 3 sets of Men's & Women's restrooms on main floor with a 4th set plumbed in.
- Large Executive Office with Fireplace, restroom and kitchenette.
- Ample parking well distributed around the building. Outdoor storage unit.
- 29,486 square feet with an additional 1200 square feet of basement with 9'7" clear height.
- Freight elevator to basement and second story.
- Fully equipped with all utilities and heavy power to support diverse industrial operations.
- 100% heated and air conditioned.
- 3 Drive-In doors
- Zoned I-2 to accommodate most any use.
- Low utility costs.
- Heavy Power : 2000 amps

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