



For Sale | Food Service Building

6300 E 39TH AVE | DENVER, CO 80207



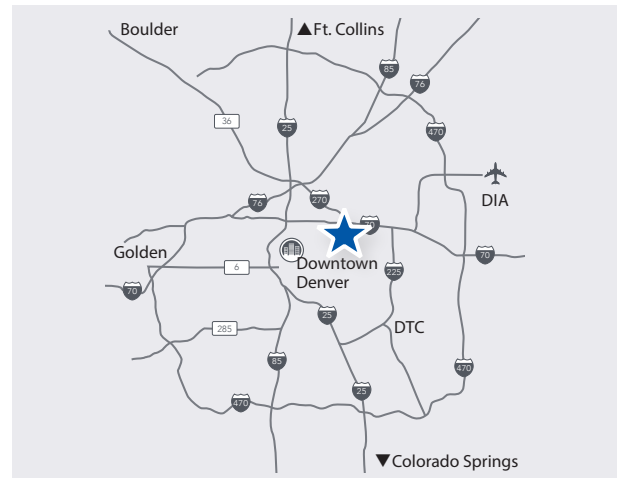
Motivated Seller
Brand New Roof - With Warranty

PROPERTY FACTS

| | |
|-----------------------|--------------------------------------|
| Address: | 6300 39th Ave |
| City / County: | Denver / Denver |
| Building Size: | 29,376 SF |
| Site Size: | ±1.41 Acres |
| Available: | ±24,330 SF |
| Office: | ±3,000 SF |
| Year Built: | 1971 |
| Clear Height: | 18' - 20' |
| Loading: | Four (4) Dock High, One (1) Drive-In |
| Zoning: | I-1, Denver |
| Parking: | Yes |
| Power: | 3,000 AMPS / 480 Volt / 3 Phase |
| Sale Price: | Contact Broker |
| Taxes: | \$78,621.60 |

PROPERTY HIGHLIGHTS

- Free standing user building with +/- 4,100 SF of freezer space in two (2) separate freezers and ±1,300 SF of cooler space
- Immediate access to I-70 via Monaco
- Food preparation room in place with full prep counter including a sink and floor drains



FOR MORE INFORMATION

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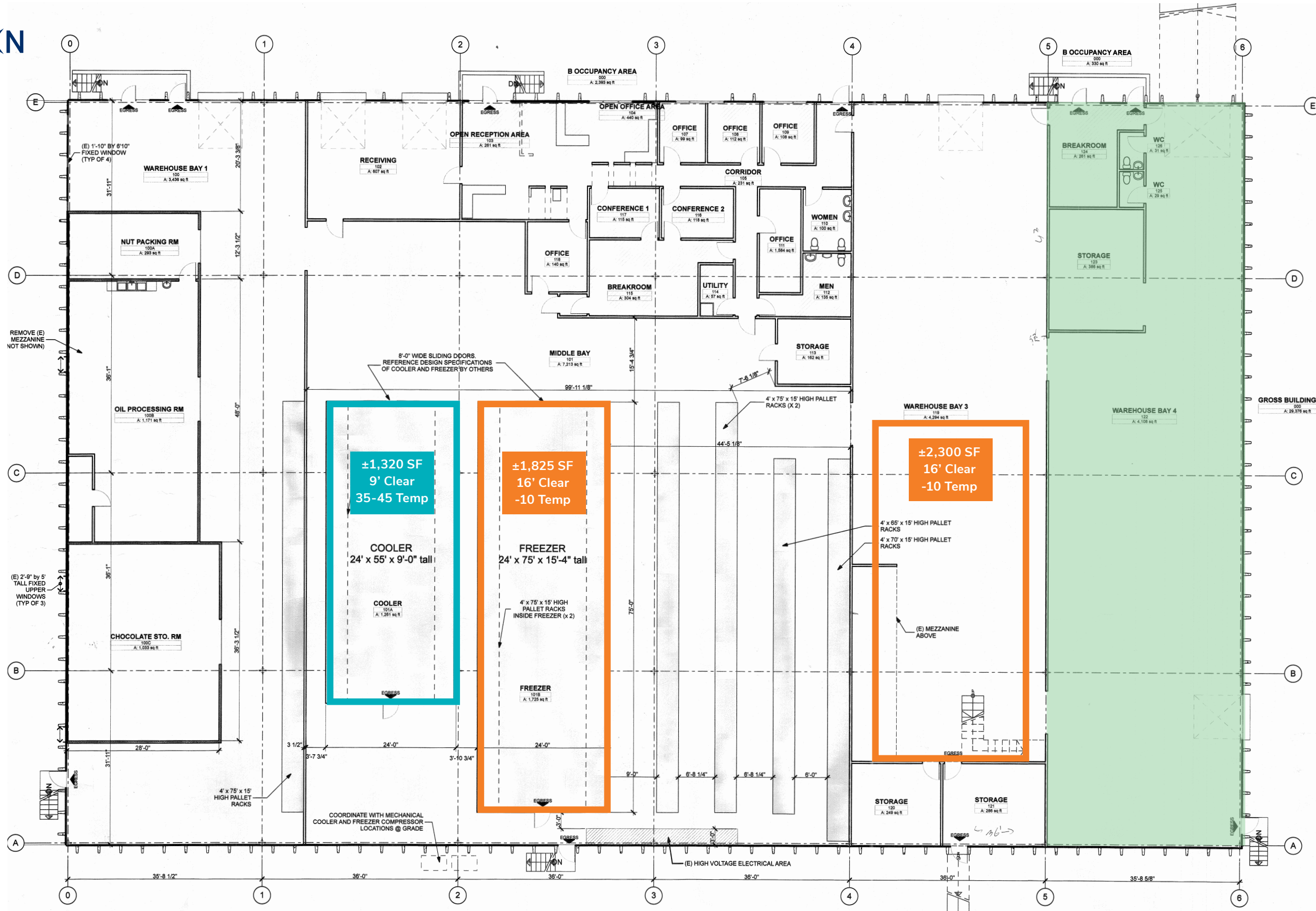
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SITE PLAN

Total Cooler: ±1,320 SF

Total Freezer: ±4,125 SF

Tenant: Chivas Academy
 Size: ±5,000 SF
 Term: Thru 2/28/26
 Rate:
 \$5,780/month - 2/28/24
 \$5,925/month - 2/28/25
 \$6,070/month - 2/28/26

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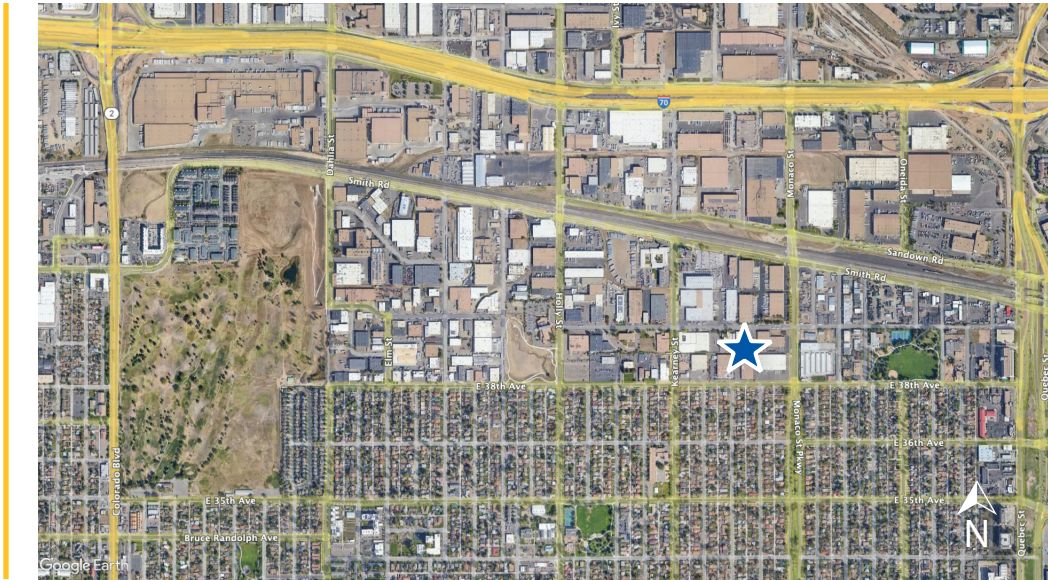
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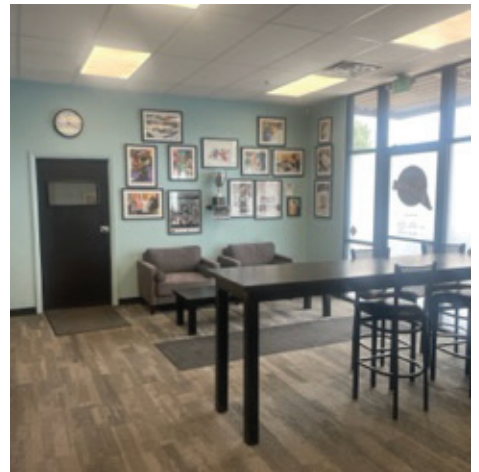
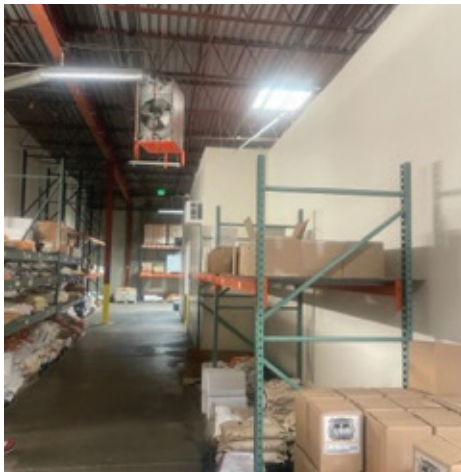
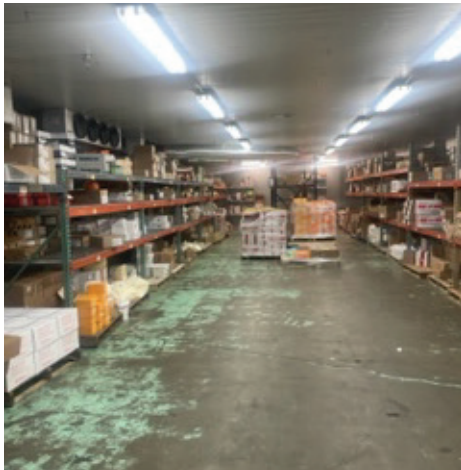
SITE PLAN

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LOCATION INFORMATION



INTERIOR PHOTOS



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