



Colliers

For Lease

Contact us:

Matthew Marcus

Senior Broker
+1 720 833 4639
matthew.marcus@colliers.com

Kristjan Danis

Senior Broker
+1 303 283 1379
kristjan.danis@colliers.com

Steve Serenyi

Principal
+1 303 283 4578
steve.serenyi@colliers.com

Colliers Denver

4643 S Ulster St. | Suite 1000
Denver, CO 80237
P: +1 303 745 5800
F: +1 303 745 5888
colliers.com/denver

1349 W. 52nd Ave. Denver, CO 80221

Building Size:	20,360 SF
Square Footage:	2,120 SF Office 8,640 SF Warehouse 9,600 SF Sheds
Site Size:	11.65 Acres
Price:	\$5,970 (Per Acre/Per Month) + NNN
Zoning:	I-2
City:	Denver Mailing Address/Unincorporated
County:	Adams
Yard Surface:	Paved & Lite Yard
Loading:	Two (2) 18'x16' Drive-In Doors
Clear Height:	20'
Power:	600 AMP 480 Volt 3-Phase (TBV)
Rail Providers:	UP & BNSF Switch*

* Additional 3,000 SF of rail available

Accelerating success.

Lease Highlights

I-2 Zoning

The property's I-2 zoning offers exceptional flexibility for a wide range of industrial uses, from light manufacturing and warehousing to heavier industrial operations and outdoor storage. This zoning expands the property's potential tenant base and ensures long term adaptability as market needs evolve. The ability to accommodate a variety of industrial users enhances both the property's operational versatility and its investment stability within Denver's competitive industrial market.

Reciprocal Rail Through Property

Premier industrial property featuring dual rail access from both UP and BNSF. Strategically positioned for seamless distribution, The property offers unparalleled logistics flexibility and efficiency. Perfect for manufacturers, distributors, and logistics operators ready to move goods faster, smarter, and to end-users.

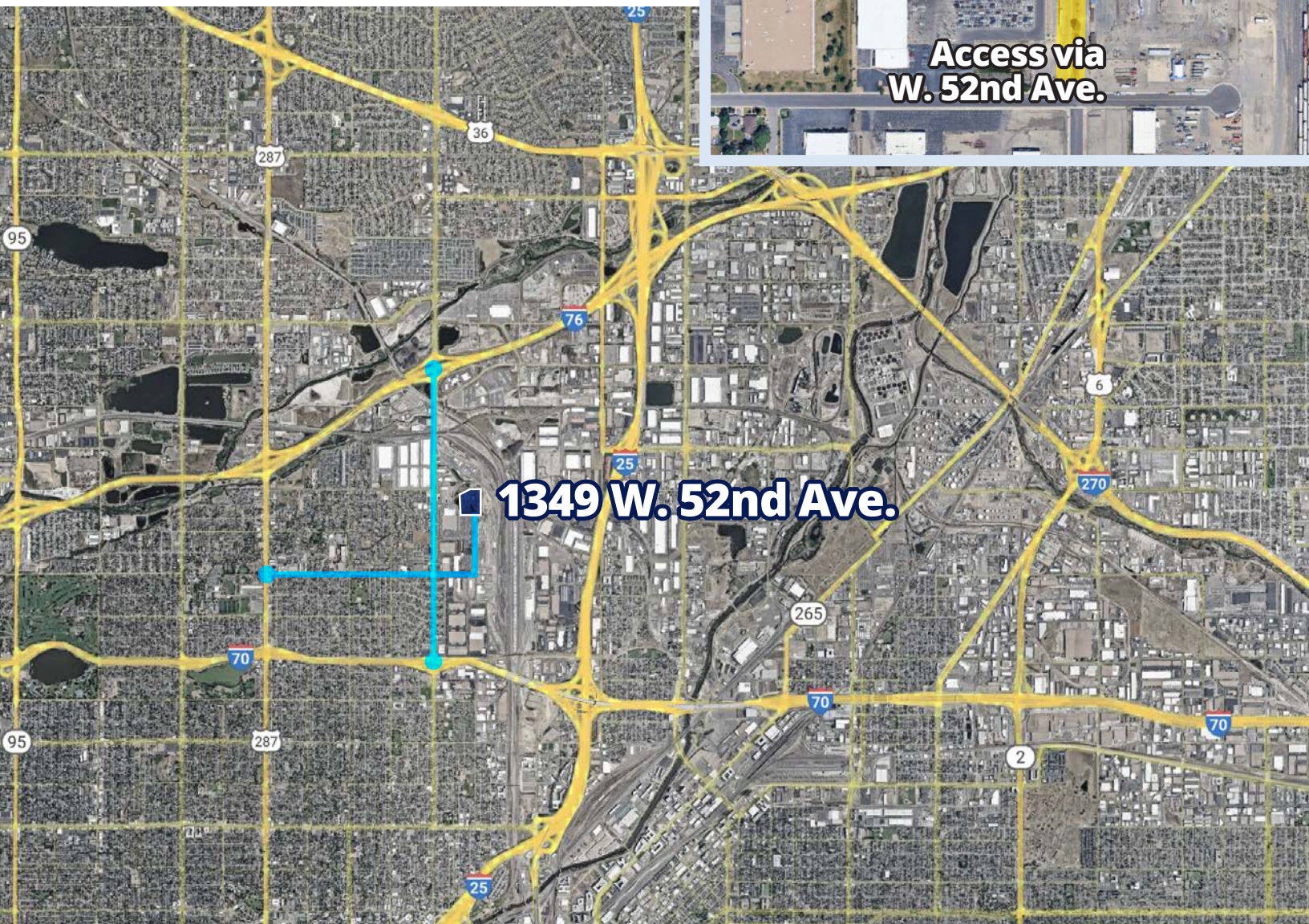
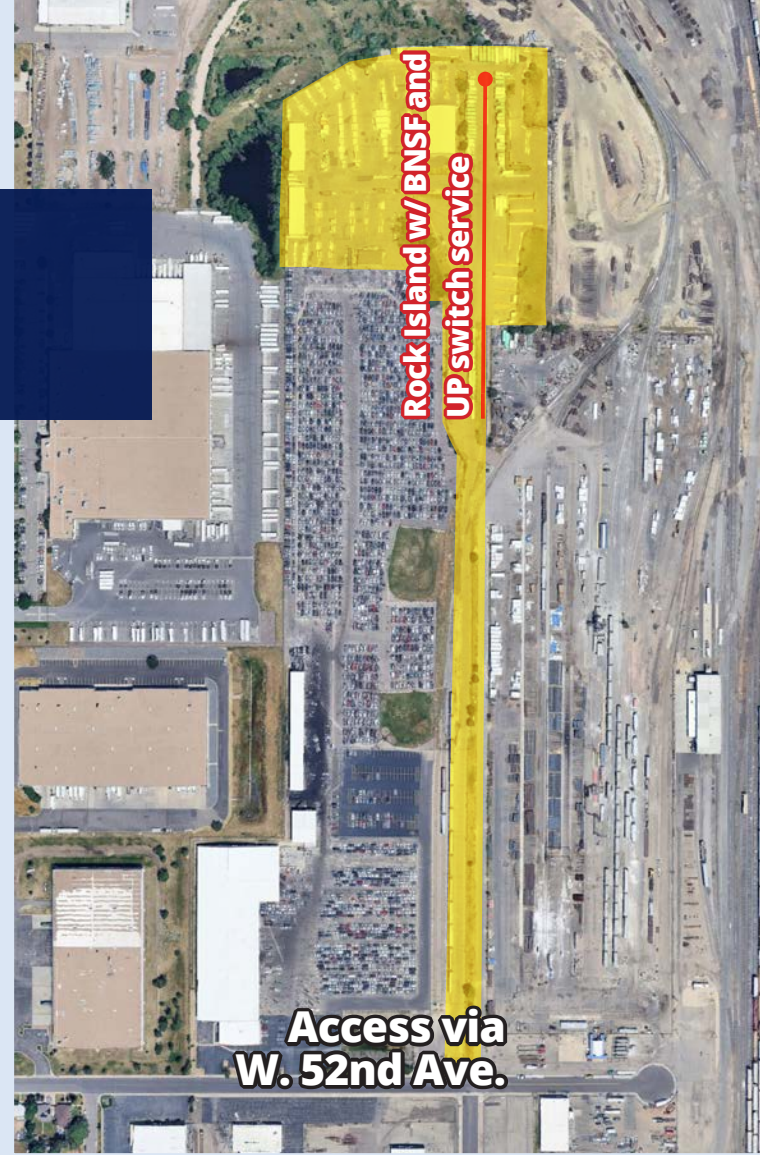
Fenced Yard

The property features a fully fenced yard with over 600 feet of free reciprocal switch rail line running in and through the site, providing secure and versatile exterior space that can accommodate a wide variety of operational needs. This area is ideal for vehicle or equipment storage, material staging, loading and unloading, or overflow inventory, giving tenants the flexibility to optimize their day-to-day operations. The fenced yard also enhances overall site security, supporting tenant peace of mind while protecting valuable assets. By combining functionality with safety, this feature adds meaningful operational value to the property and reinforces its suitability for industrial users requiring both indoor and outdoor workspace.



Location & Access

The combination of a (usable) 11.65 - Acre fenced and paved yard, newer buildings, covered sheds, 600+ foot linear reciprocal rail line/service going through the property, and the central location (Denver mailing address but Unincorporated Adams County location/tax structure) make this property premium in the market.





**Rock Island w/ BNSF and
UP switch service**

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