

# NORTHEAST DENVER, CO VALUE-ADD INDUSTRIAL PORTFOLIO

2 Buildings — 342,586 SF — 100% Leased with USER availability in 2026

M B R C



**MICHAEL BLOOM**  
REALTY COMPANY

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# PORTFOLIO OVERVIEW — PROPERTY PHOTOS & MAP

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13331-13333 East 37th Ave. Denver, Colorado 80239



PORTFOLIO  
LOCATION

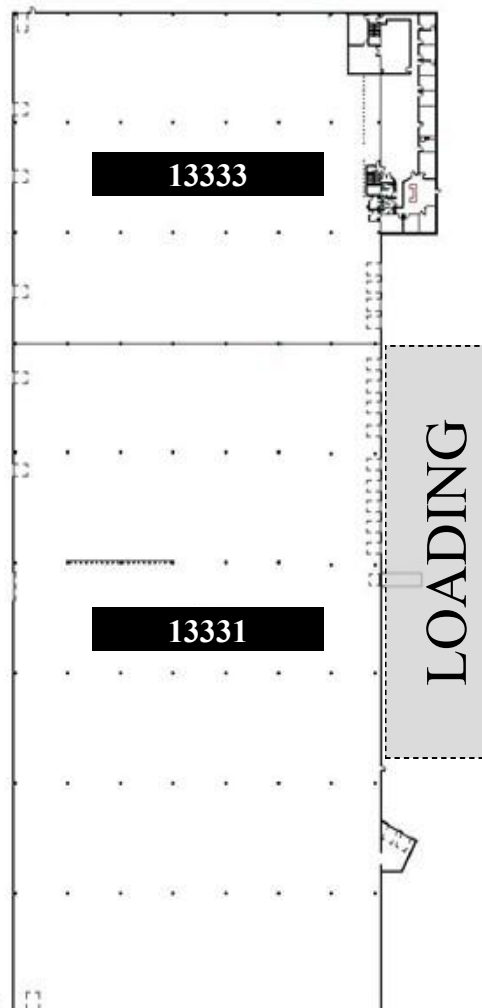
13100-13300 East 38th Ave, Denver, Colorado 80239



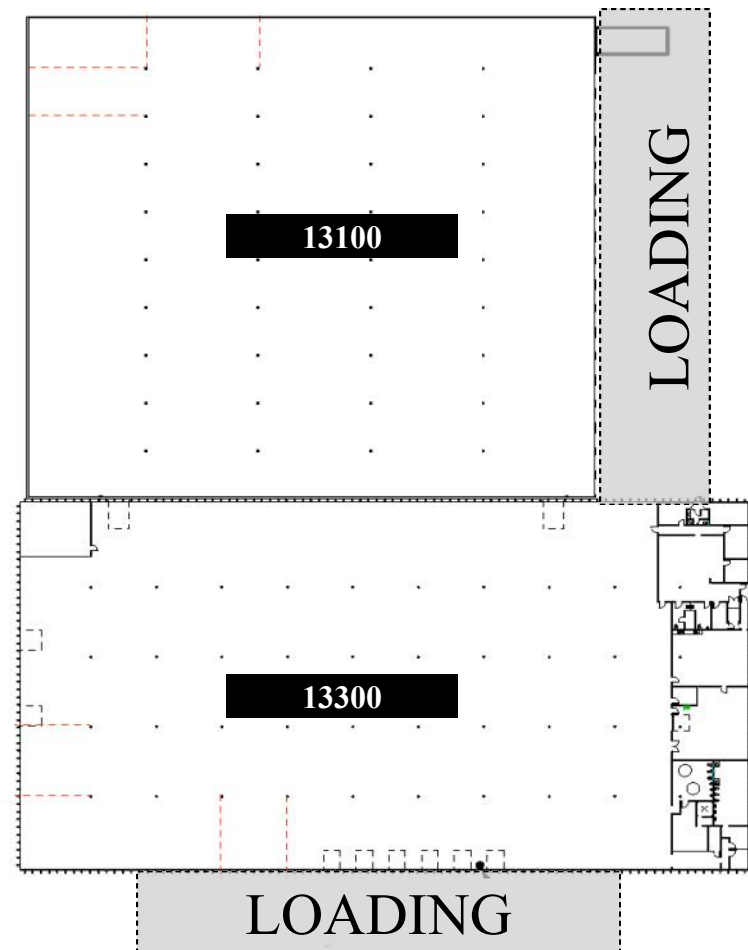
# PORTFOLIO OVERVIEW — PROPERTY FLOOR PLANS

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# PORTFOLIO OVERVIEW — PROPERTY DETAIL

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Michael Bloom Realty Company is pleased to present the Northeast Industrial Value-Add Portfolio, a 342,586 square foot portfolio consisting of two (2) prominent industrial assets fully leased to two local companies, on a 11.7 acre site within the highly trafficked and easily accessible I-225 and I-70 corridor in Denver, Colorado.

The portfolio, which can be acquired individually or as the portfolio, includes:

## **(I) 13100-13300 East 38th Ave. Denver, Colorado 80239:**

- 13100 E 38TH AVE IS 70,040 SF & INSULATED METAL CONSTRUCTION
- 13300 E 38TH AVE IS 70,000 SF & TWIN- T CONSTRUCTION
- I-B ZONED & A 4.9 ACRE SITE
- 15 DOCK HIGH DOORS & 1 DRIVE IN DOOR AT 13130 E 38TH AVE
- 5 DOCK HIGH DOORS & 1 DRIVE IN DOOR AT 13300 E 38TH AVE
- 16' CLEAR HEIGHT AT 13300 E 38TH AVE
- 26' CLEAR HEIGHT AT 13100 E 38TH AVE
- ESFR SPRINKLER SYSTEM AT 13100 E 38TH AVE
- ORDINARY HAZARD SPRINKLER SYSTEM AT 13300 E 38TH AVE
- 208 VOLTS, 2000 AMPS, 3 PHASE ELECTRICAL

## **(II) 13331-13333 East 37th Ave, Denver, Colorado 80239:**

- 13331-13333 E 37TH AVE IS 202,816 SF & MASONRY CONSTRUCTION
- I-B ZONED & A 6.8 ACRE SITE
- 16 DOCK HIGH DOORS & 3 DRIVE IN DOORS
- 24' CLEAR HEIGHT
- 2 STORY OFFICE
- ORDINARY HAZARD SPRINKLER SYSTEM
- SMALL FENCED YARD
- 208 VOLTS, 1000 AMPS, 3 PHASE ELECTRICAL