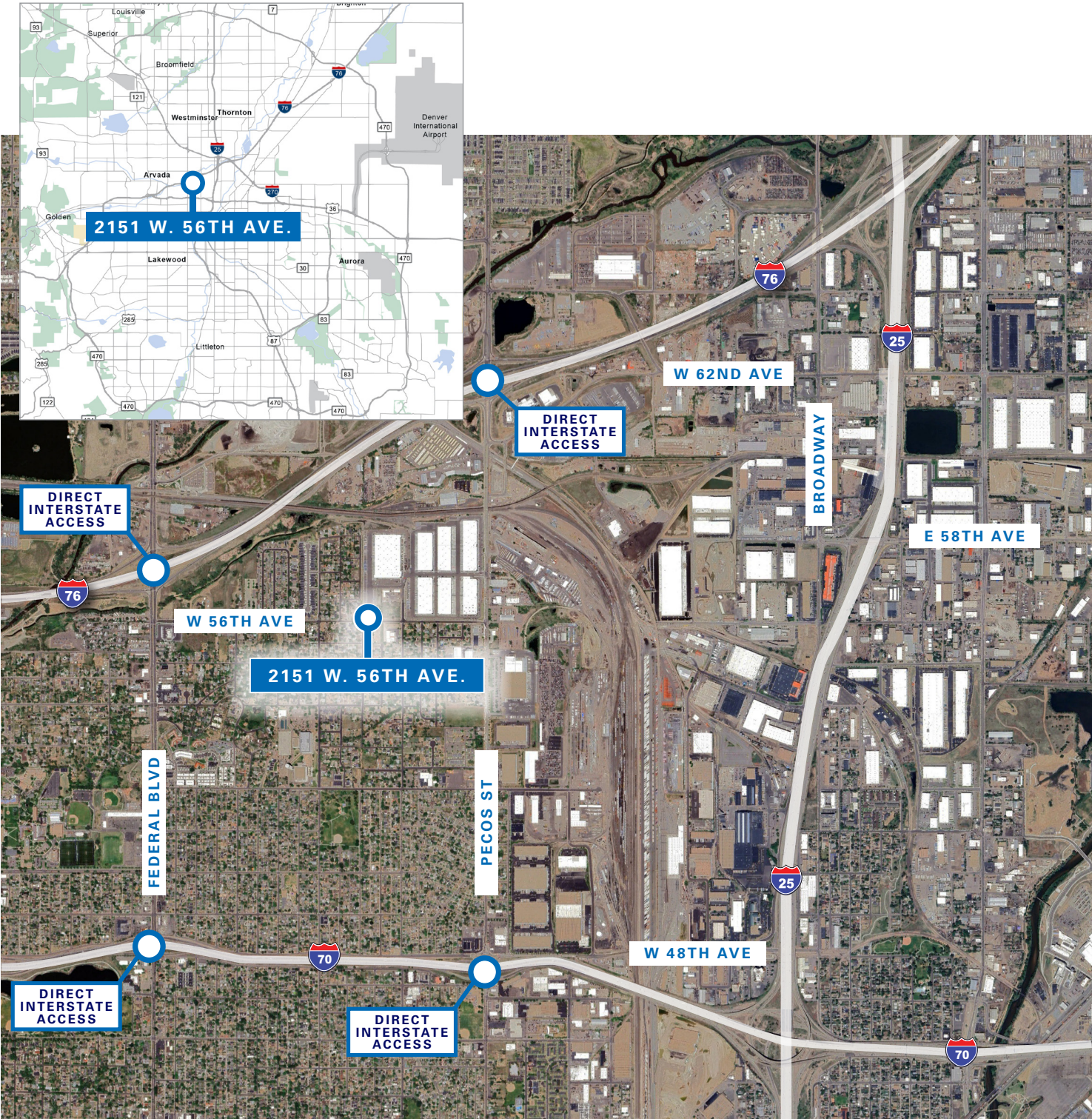


2151 W. 56TH AVENUE, DENVER, CO 80221



Manufacturing Facility with Yard

2151 W. 56TH AVENUE
DENVER, CO 80221

Building Size:
23,737 SF

Site Size:
1.57 Acres

Sales Price:
\$5,275,000

Lease Rate:
To Quote

OpEx:
\$4.95/SF

Industrial for Sale or Lease

Property Highlights

- Rare manufacturing facility with numerous features including heavy power, oversized gas and water service, floor drains, etc.
- Building was completely remodeled in 2017 with new roof, parking lot, new electrical service, plumbing, HVAC, etc.
- Central location with excellent access to I-76, I-70 and I-25

For information, please contact:

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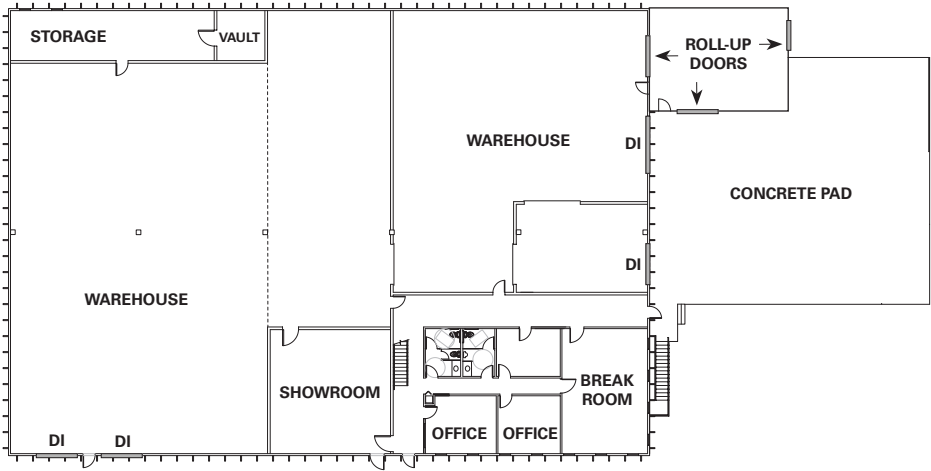
Property Details

- Building Size: 23,737 SF
- 2-Story Office: ±6,000 SF
- Mezzanine: ±3,500 SF
- Site Size: 1.57 Acres
- Loading: 4 Drive-In Doors
- Clear Height: 18'
- Zoning: I-1, Adams County
- RE Taxes: \$72,091.28 (2024)

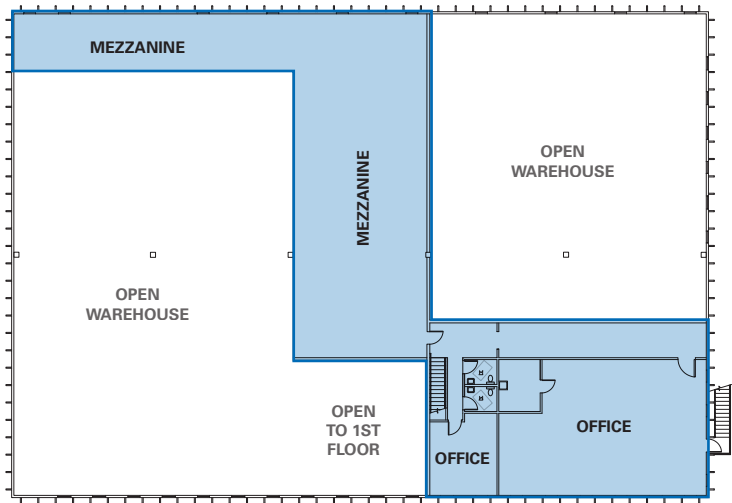
Major Improvements in 2017/2018

- Power: 208 Volt, 1600 Amps
- Plumbing: All new, including 1.5” Water Tap
- Gas: Oversized Gas Line
- Roof: 60-mil EPDM, R-30 Insulation
- Parking: ±25 Spaces

First Floor



Second Floor



Other Specialized Features Include:

- Separate water treatment and filtration systems
- Hot water system capable of 15,000 gallons/day
- 9,000 gallons of stainless steel storage tanks
- Compressed air lines throughout the building
- Numerous skylights and windows installed throughout for natural lighting
- Exterior concrete pad at loading area for outside storage or building expansion
- White epoxy flooring and abundant LED lighting

