



FOR SALE

24,304 SF Manufacturing/Warehouse Building With Yard

3300 E 43rd Ave | Denver, CO 80216



Located In The CO Oppurtunity Zone And The  
Denver Enterprise Zone!

CONTACT:

**BRAD GILPIN**

SENIOR VICE PRESIDENT

303.512.1196

[bgilpin@uniqueprop.com](mailto:bgilpin@uniqueprop.com)

UNIQUE PROPERTIES

400 S. BROADWAY

DENVER, CO 80209

(p) 303.321.5888

(f) 303.321.5889

[WWW.UNIQUEPROP.COM](http://WWW.UNIQUEPROP.COM)



## 3300 E 43RD AVE

### OFFERING SUMMARY

<b>Sale Price:</b>	\$4,000,000
<b>Lot Size:</b>	27,200 SF*
<b>Building Size:</b>	24,304 SF
<b>Grade Level Doors:</b>	1 (expandable)
<b>Year Built:</b>	1977
<b>Zoning:</b>	I-A*
<b>County:</b>	Denver

### PROPERTY HIGHLIGHTS

- Located just a few minutes Southeast of I-70 and Vasquez Blvd.
- Included in the Colorado Opportunity Zone and the Denver Enterprise Zone.
- Includes an additional 9,375 fenced storage yard (4300 N Adams Street)
- Heavy Power - 900 amp, 230v, 3-Phase (To be verified)
- New LED lighting throughout, floor drains and drive in access
- Zoning allows outdoor storage\*
- 2nd storage area is great for office, light production, assembly, storage
- Currently occupied by a granite fabrication shop - shown by appointment only!
- 3300 E 43rd Ave property taxes are \$48,212
- 4300 N Adams Street property taxes are \$5,243
- Energize Denver exempt (bldg. under 25,000 SF)

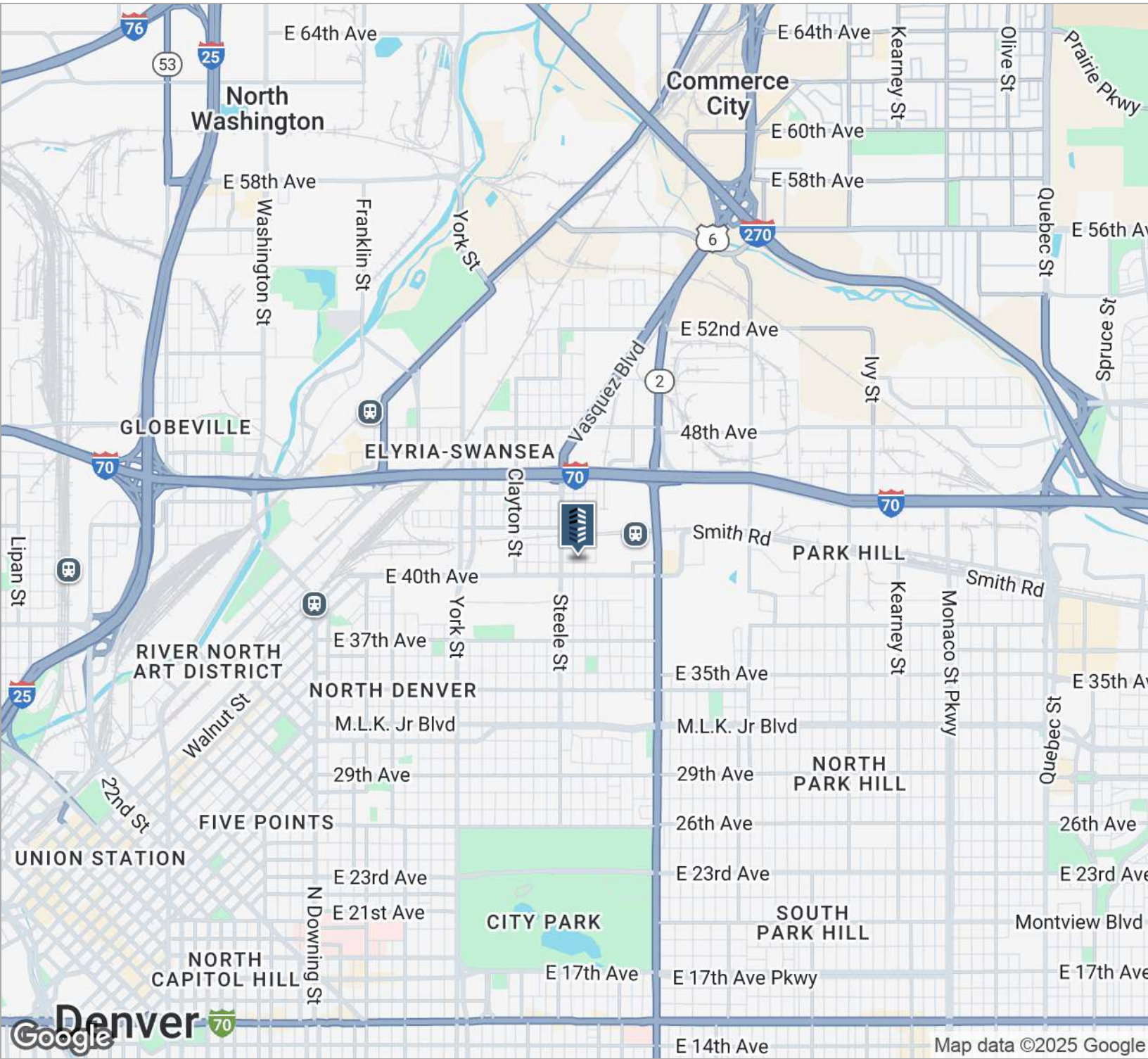




4300 N  
Adams St



3300 E  
43rd Ave



CONTACT:

**BRAD GILPIN**  
 SENIOR VICE PRESIDENT  
 303.512.1196  
 bgilpin@uniqueprop.com

The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.