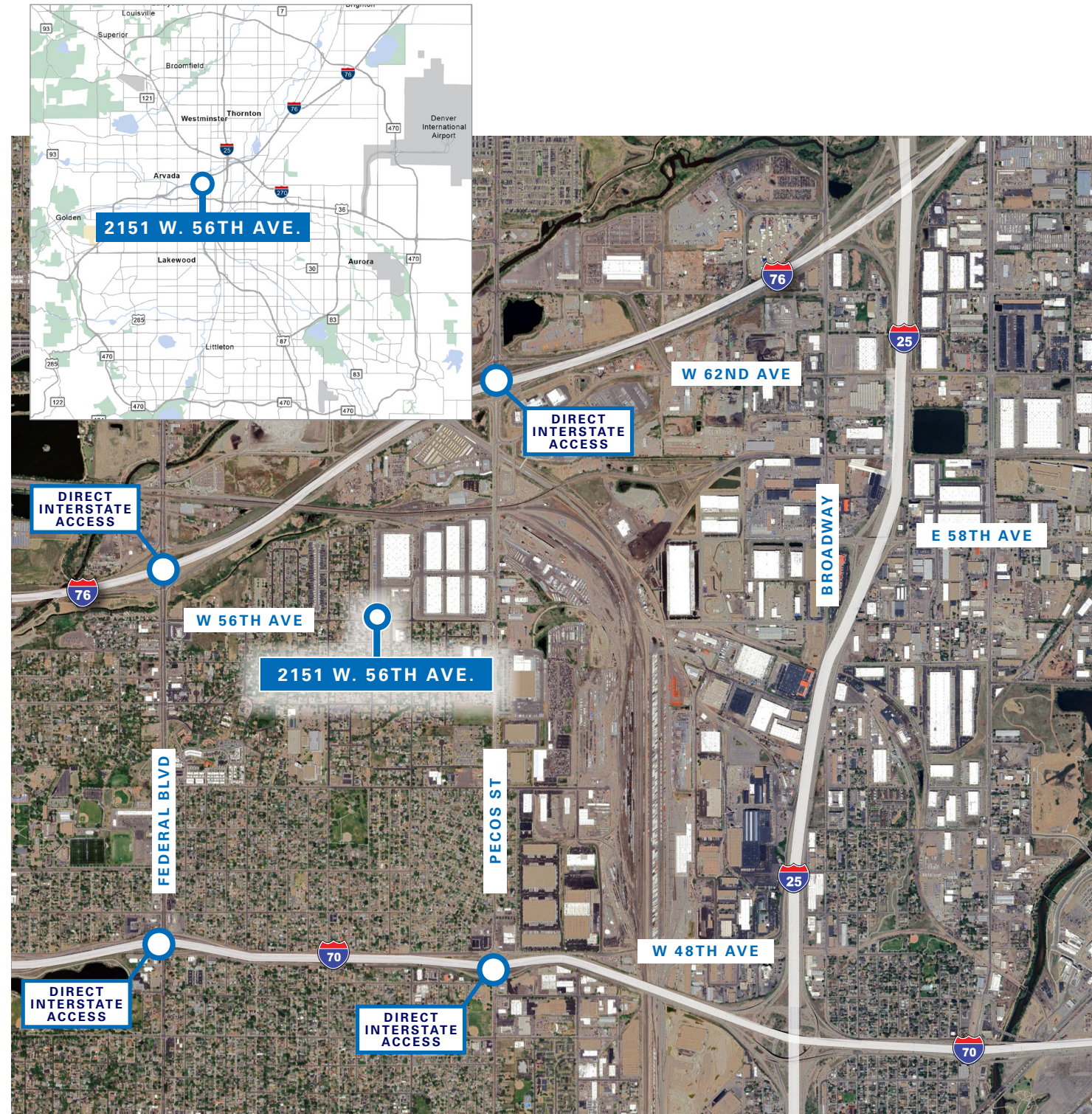


2151 W. 56TH AVENUE, DENVER, CO 80221



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NEWMARK



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~~ \$4,825,000

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

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NEWMARK

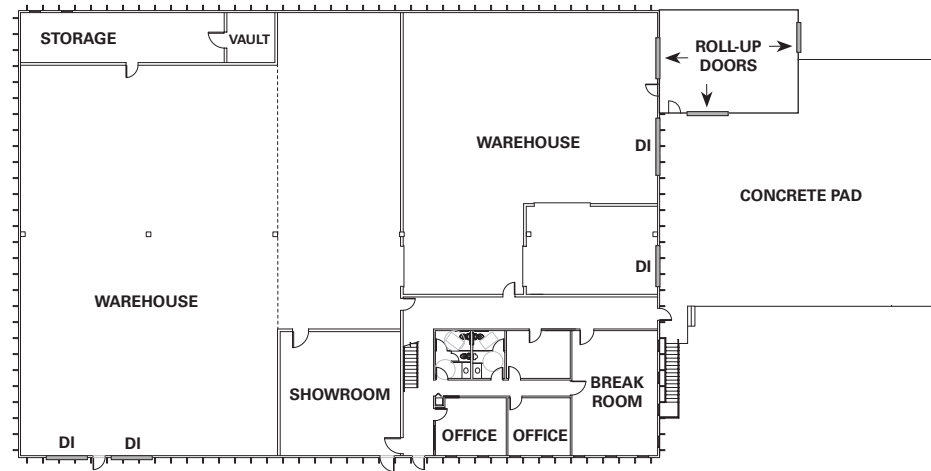
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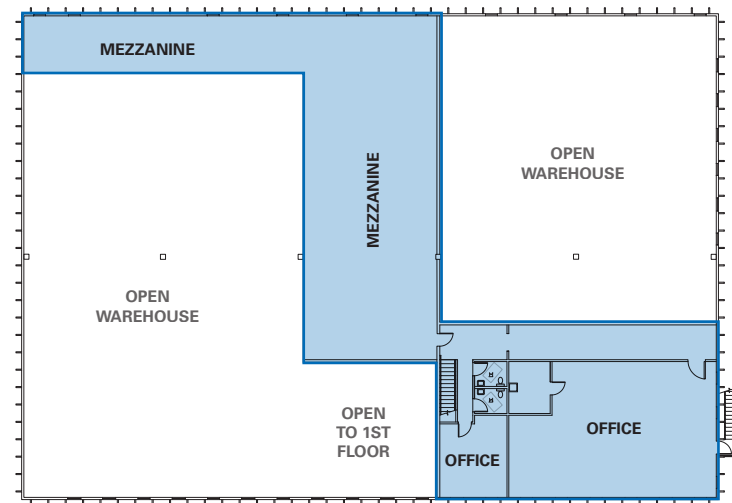
Property Details

- 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:** \$74,096.10 (2025)

First Floor



Second Floor



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

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

