

5190 Federal Blvd.

Denver, Colorado 80221

BTS Contact Broker



50,000 +/- SF SITE FOR SALE OR LEASE | Build to Suit

Property Overview

- Great opportunity on hard corner with excellent visibility and access
- Located along Federal Boulevard 1/2 mile from I-70 with exposure to over 40,000 cars per day
- Signalized intersection
- 8 minutes from downtown, across from Regis University & Aria Denver
- Site work completion currently underway, finished grade level with all utilities available
- Existing curb cut on Federal Blvd

SALE PRICE: \$3,500,000

LEASE RATE : \$200,000/YR NNN
Ground Lease

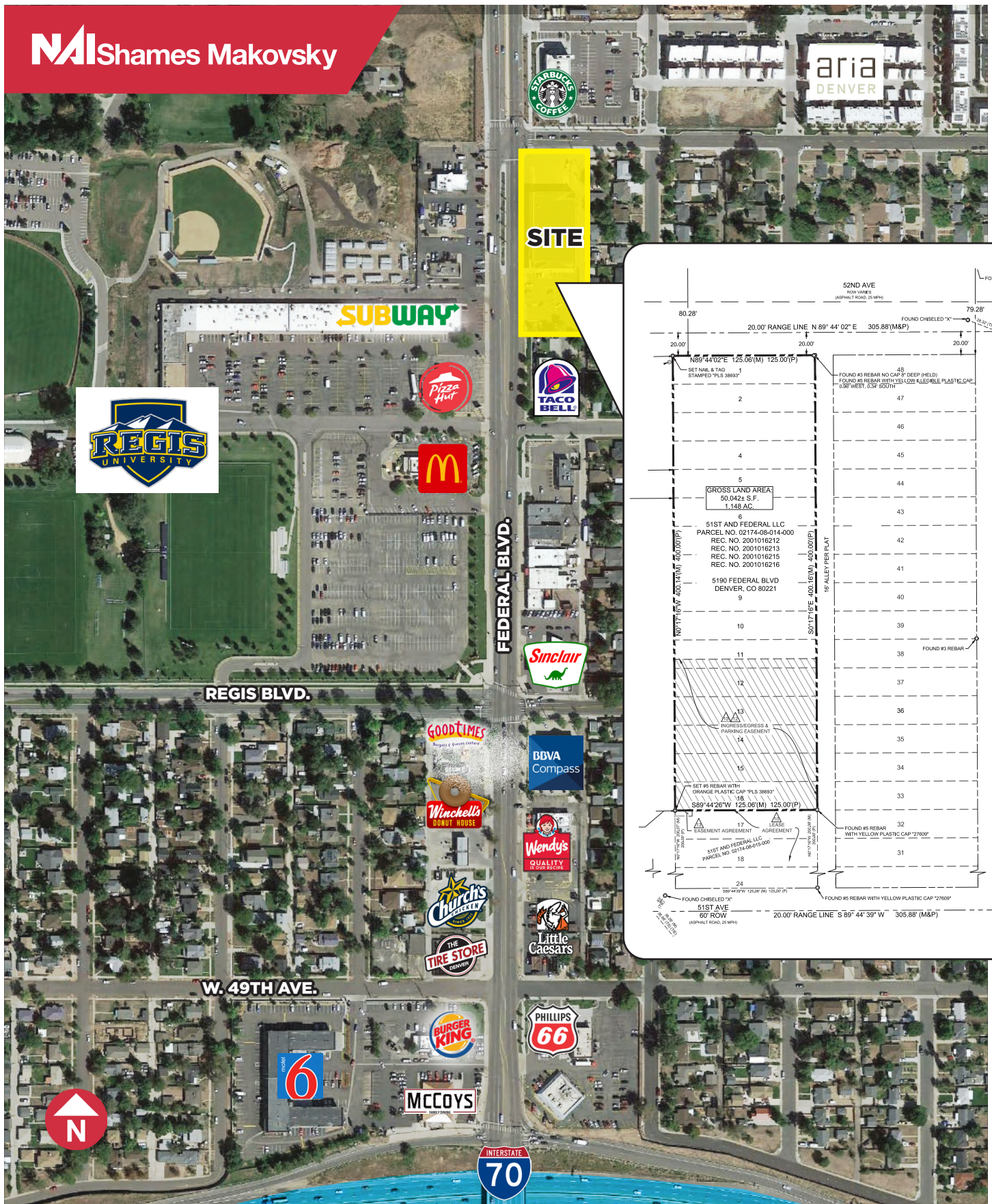
LOT SIZE 50,000 +/- FT

ZONING E-CC-3X

TAXES (2023) \$24,215

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