

ASH STREET LOGISTICS PORTFOLIO

Denver, Colorado

FOR SALE OR LEASE

(Can Be Leased/Sold Together Or Separately)

2 Buildings | 64, 582 SF | 4.30 Acres

HIGHLIGHTS

- 12 Year Roof Warranty Remaining
- Heavy Power
- Heavy Outdoor Storage Zoning



CONTACT BROKER FOR SALE PRICE & LEASE RATE

Garrett Neustrom

303.681.5672 | gneustrom@kenaicap.com

Jules Sherwood

720.744.2701 | jsherwood@kenaicap.com

ASH STREET

LOGISTICS PORTFOLIO

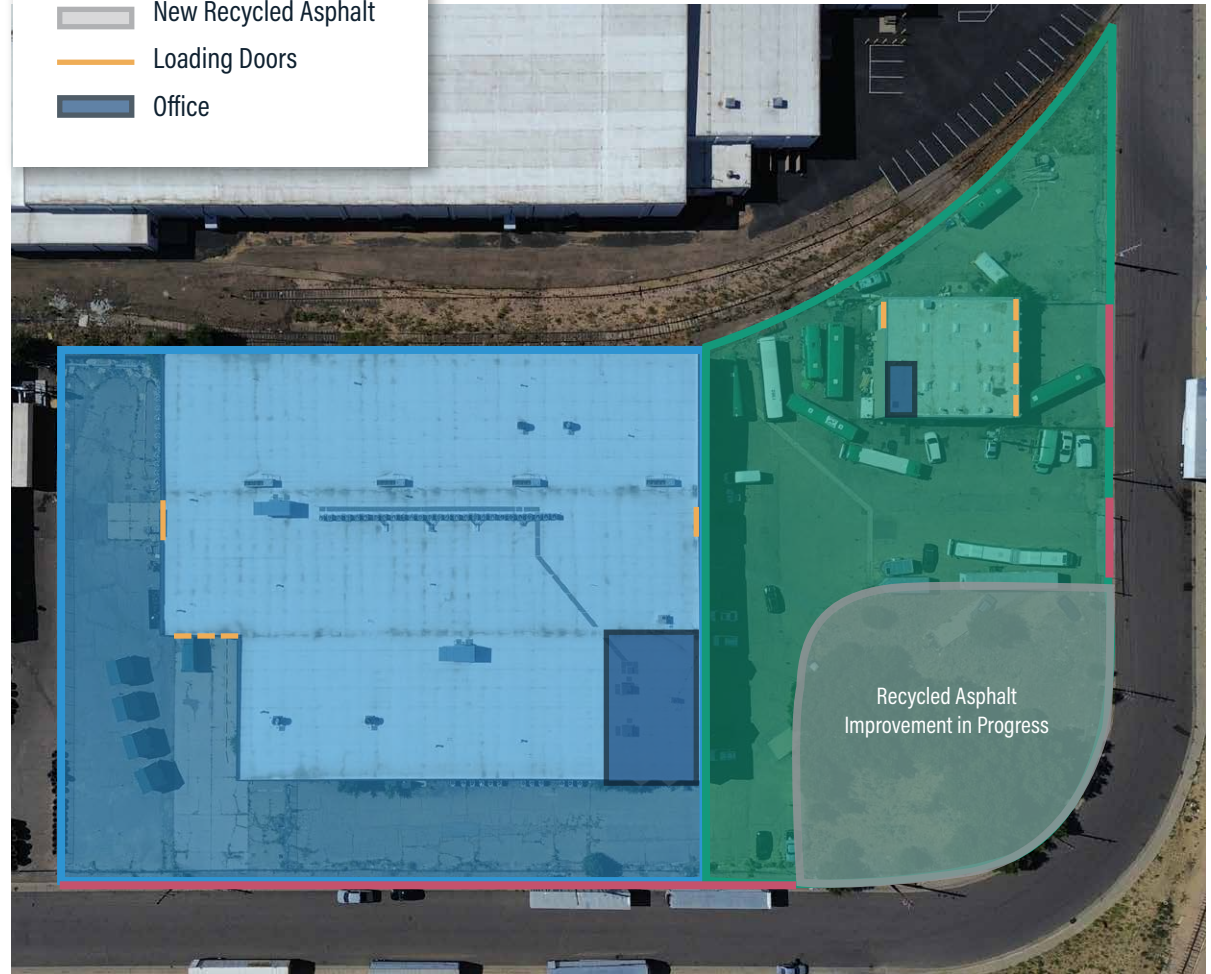
Denver, Colorado

Address	4300 E 51st Ave
City, State	Denver, Colorado
Parcel Number	118302027000
Building SF	60,175 SF
Land Acre	2.56
Zoning	I-B (Denver Heavy Industrial)
Electrical	4,000 A, 3-Phase, 480 V
Gas	2 PSI Line with 13 Million BTU Capacity
Fire Protection	Standard Wet Pipe
Water	1" Potable Tap from Denver Water
Plumbing	4" Sewer Line
Clear Height	25 ft
Column Spacing	34 ft x 75 ft
Rail	4 Landing Doors
Dock High Doors	(3) 10' x 9' (HxW)
Drive In Doors	(2) 14' x 14' (HxW)
Office Size	4,060 SF

Address	5050 N Ash Street
City, State	Denver, Colorado
Parcel Number	118302023000
Building SF	4,407 SF
Land Acre	1.74 Acres
Zoning	I-B (Denver Heavy Industrial)
Electrical	400 A, 3-Phase, 240v
Gas	2 PSI Line
Fire Protection	Standard Wet Pipe
Water	¾" Potable Tap from Denver Water
Plumbing	Branch Line to 4" Main
Clear Height	18 ft
Column Spacing	Clear Span
Drive In Doors	(5) 16' x 12' (H x W)
Office Size	400 SF

LEGEND

- Curb Cut
- 4300 E 51st
- 5050 N Ash
- New Recycled Asphalt
- Loading Doors
- Office



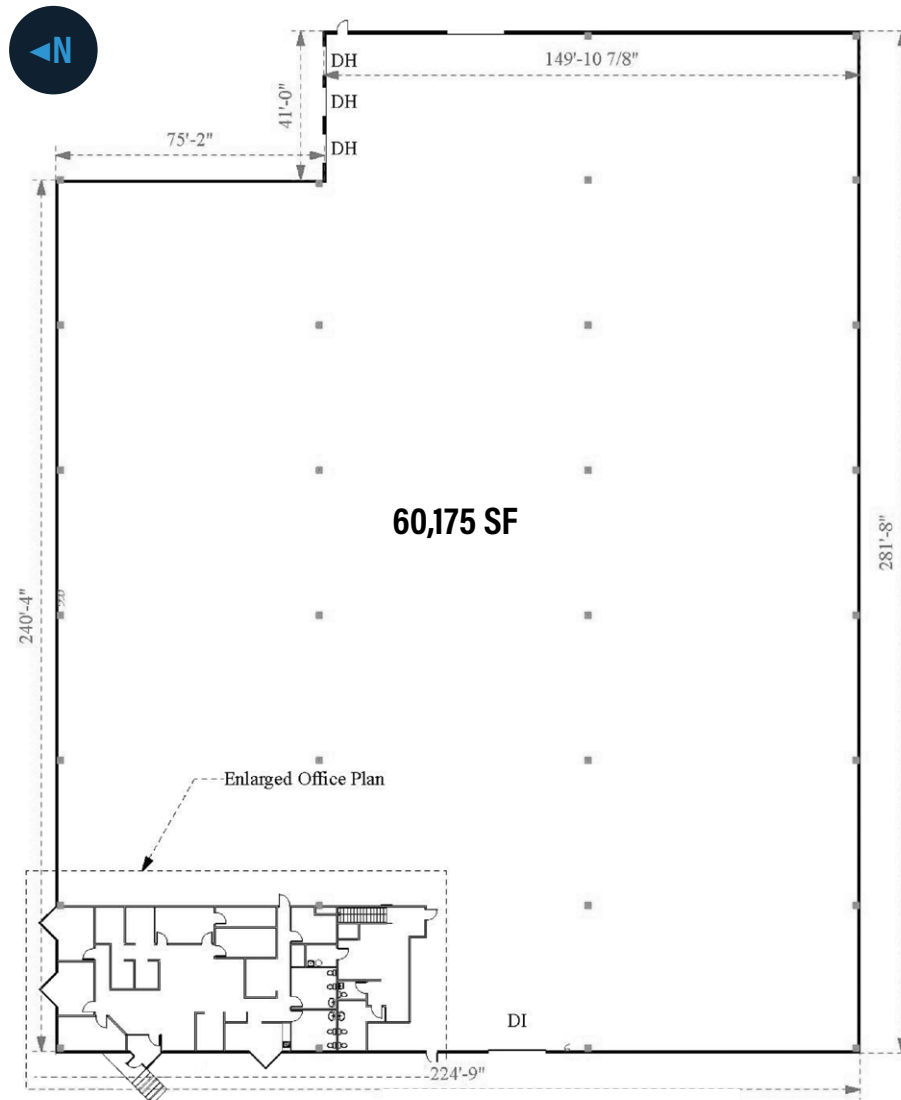
CONTACT BROKER FOR SALE PRICE & LEASE RATE

4300 E 51st

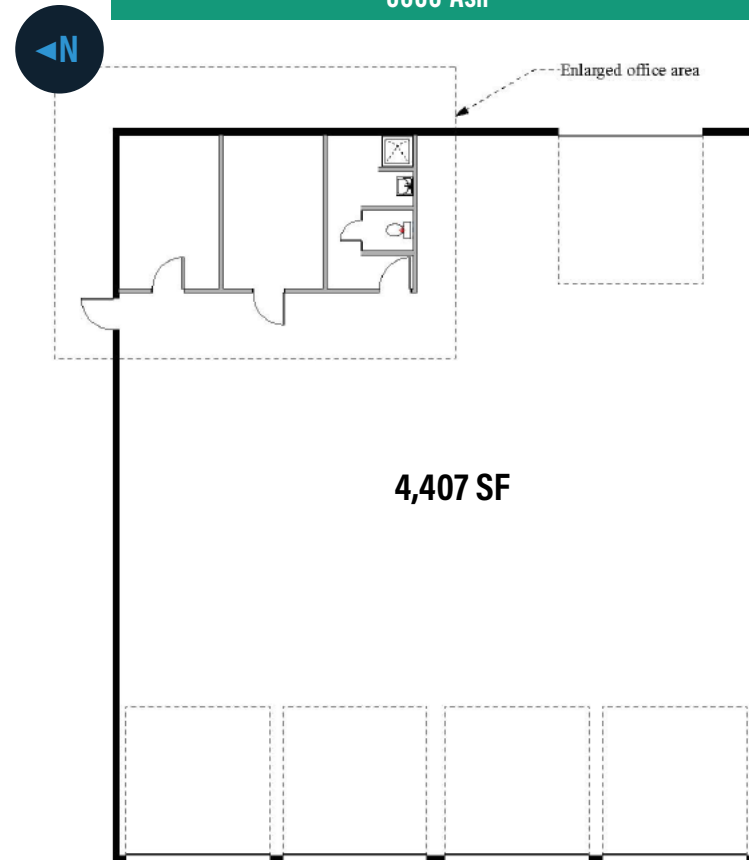
ASH STREET

LOGISTICS PORTFOLIO

Denver, Colorado



5050 Ash



CONTACT BROKER FOR SALE PRICE & LEASE RATE

Garrett Neustrom

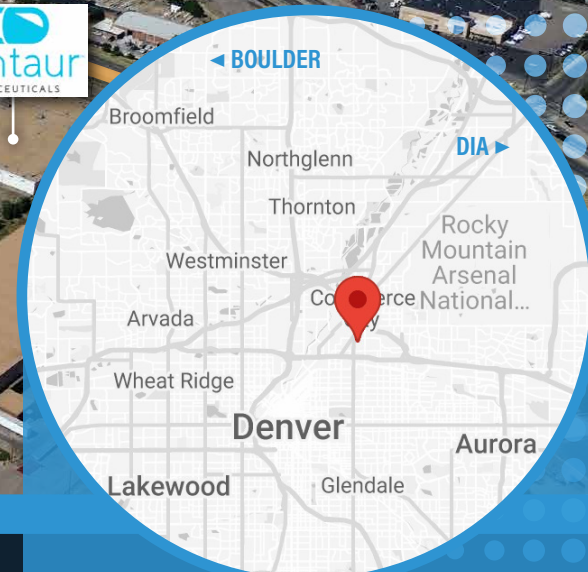
303.681.5672 | gneustrom@kenaicap.com

Jules Sherwood

720.744.2701 | jsherwood@kenaicap.com

ASH STREET LOGISTICS PORTFOLIO

Denver, Colorado



CONTACT BROKER FOR SALE PRICE & LEASE RATE

Garrett Neustrom

303.681.5672 | gneustrom@kenaicap.com

Jules Sherwood

720.744.2701 | jsherwood@kenaicap.com

MAJOR DRIVE TIMES

Downtown Denver: 12 Min.
Denver Intl. Airport: 20 Min.
Boulder: 28 Min.
Aurora: 12 Min.