



525 E RAILROAD AVE.
KEENESBURG, CO

19,200 SF ON 2.1 AC
FOR LEASE



PROPERTY FEATURES

Building Size: 19,200 SF

Divisible: 4,500 SF / 9,600 SF / 19,200 SF

Site Size: 2.11± AC

Year Built/Reno: 1945/2024

Main Loading: 3 dock-high, 1 garage, 4 rail docks

Lower Loading: 2 drive-in doors

Power: 3-phase, 480V, 1,600 Amps

Zoning: LI-Industrial

Expenses: \$1.43/SF (2025)

LEASE RATE: Contact Broker



Architectural floor plan of the first floor of a building. The plan includes the following details:

- Overall Dimensions:**
 - Top: 159'-10" (divided into 8'-7", 41'-3 1/4", 8'-1 3/4", 41'-2 1/2", 8'-1 3/4", 41'-7 1/2", 8'-1 3/4", 1'-7")
 - Left: 57'-10" (divided into 11'-7" and 46'-3")
 - Right: 28'-6" (divided into 7'-0", 7'-0", 7'-11", 5'-9")
 - Bottom: 5'-2 1/4", 8'-1 3/4", 23'-2", 8'-1 3/4", 23'-2", 8'-1 3/4", 23'-2", 8'-1 3/4", 21'-3"
- Rooms and Areas:**
 - 11'-9" CEILING HEIGHT (4,533 SF) - Large central area.
 - 16'-0" CEILING HEIGHT (1,641 SF) - Section to the right of the main area.
 - OFFICE (311 SF) - Top right.
 - OFFICE (347 SF) - Top right, adjacent to the first office.
 - BREAK/KITCHENETTE (480 SF) - Middle right.
 - MEN'S - Restroom area.
 - WOMEN'S - Restroom area.
 - OFFICE (114 SF) - Bottom right.
 - ENTRANCE LOBBY (140 SF) - Bottom right.
 - 8'x8' GARAGE DOOR - Bottom center.
- Doors and Entrances:**
 - 8'x8' DOOR (multiple locations along the top and bottom walls).
 - 8'x8' GARAGE DOOR (bottom center).
 - BUILDING ENTRANCE/EXIT (bottom right, near stairs).
- Other Features:**
 - STEPS ACCESS TO LOWER LEVEL (bottom right).
 - Stairs (bottom right, near the entrance).
 - Dimensions for various wall sections and door openings.

Architectural floor plan of a building with various rooms and dimensions. The plan includes the following features and labels:

- Dimensions:**
 - Top: 10'-0" (repeated 12 times), 16'-3"
 - Left: 27'-0", 6'-0", 4'-0"
 - Right: 17'-3"
- Rooms and Features:**
 - OUTDOOR COVERED STORAGE (243 SF):** Located in the bottom left corner.
 - FRESH AIR VENT/ EXTERIOR DRAIN:** Located on the left wall, near the outdoor storage.
 - EXTERIOR TRUCK DOOR 12'X12' DOOR:** Located on the left wall, near the center.
 - 14'-7" CEILING HEIGHT. 13'-6" TO BOTTOM OF BEAM:** Central text indicating ceiling height.
 - FRESH AIR VENTS/ PERIMETER DRAINS:** Located along the top and bottom walls.
 - WALK IN FREEZER (144 SF):** Located in the bottom center.
 - ELECTRICAL & WATER:** Located in the bottom right corner.
 - EXTERIOR TRUCK DOOR 12'X12' DOOR:** Located on the right wall, near the center.
 - FRESH AIR VENT/ EXTERIOR DRAIN:** Located on the right wall, near the center.
 - EXTERIOR STEPS TO MAIN FLOOR:** Located on the right wall, near the bottom.
 - OUTDOOR STORAGE SHED (280 SF):** Located in the top right corner.
 - CONCRETE PAD:** Located in the top right corner, adjacent to the outdoor storage shed.



PROPERTY HIGHLIGHTS

- Renovated turnkey industrial space
- Two large office spaces
- Food processing ready
- Large outdoor yard
- Additional yard space possible

DRIVE TIMES

- I-76** <1 minute
- Brighton** ~20 minutes
- Greeley** ~30 minutes
- Denver** ~40 minutes
- DIA** ~30 minutes



LOCAL EXPERTS. INDUSTRIAL STRENGTH.

1801 W. Colfax Ave.
Denver, CO 80204
www.ringsbyrealty.com

Point of Contact:
Jake Cook

jake@ringsbyrealty.com
(303) 892-0118

Tom Myers

tom@ringsbyrealty.com
(303) 892-0115

Micahel Dente

michael.dente@kw.com
(720) 841-7275