

**4751-4755 E 46TH AVE.
DENVER, CO**

FOR LEASE & SALE



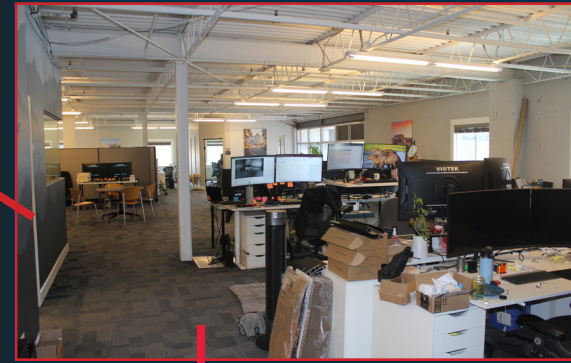
E 46th Ave.

Dahlia St.



VIEW DRONE VIDEO





BUILDING FEATURES

Building SF:	56,376 SF
Office SF:	12,460 SF
Loading:	(2) drive-in doors (9) docks
Zoning:	I-B
Sprinklered:	Yes
Clear Height:	18'
Power:	1200 A, 480V, 3PH
SALES PRICE:	\$8,500,000

AVAILABLE SPACE DETAILS

Available SF:	31,000 SF
Loading:	(6) docks
LEASE RATE:	Contact Broker
NNN:	\$3.09/SF
Available On:	January 2027 (early occupancy possible)

Billboard Visibility: This property features an on-site billboard with direct exposure to I-70's 200,000 vehicles per day, giving tenants unmatched brand visibility in one of Denver's busiest corridors — your name seen by thousands of commuters and freight drivers every single day.



LOCATION ADVANTAGES:

- Direct I-70 access — both eastbound and westbound on/off ramps steps from the property
- Minutes from Downtown Denver and I-25/I-70 interchange
- Immediate access to I-270 connecting to I-76 and northern Front Range
- Central Denver location with access to all metro quadrants
- Located in Denver's most active industrial corridor 15 miles from Denver International Airport
- Easy employee access from Denver, Aurora, Commerce City, and Thornton

TENANT AMENITIES

Lifestyle & Convenience



Highway commute options

Easy access for employees commuting from North Denver, Aurora, Thornton, and Commerce City via I-70 and I-270.



Large labor pool

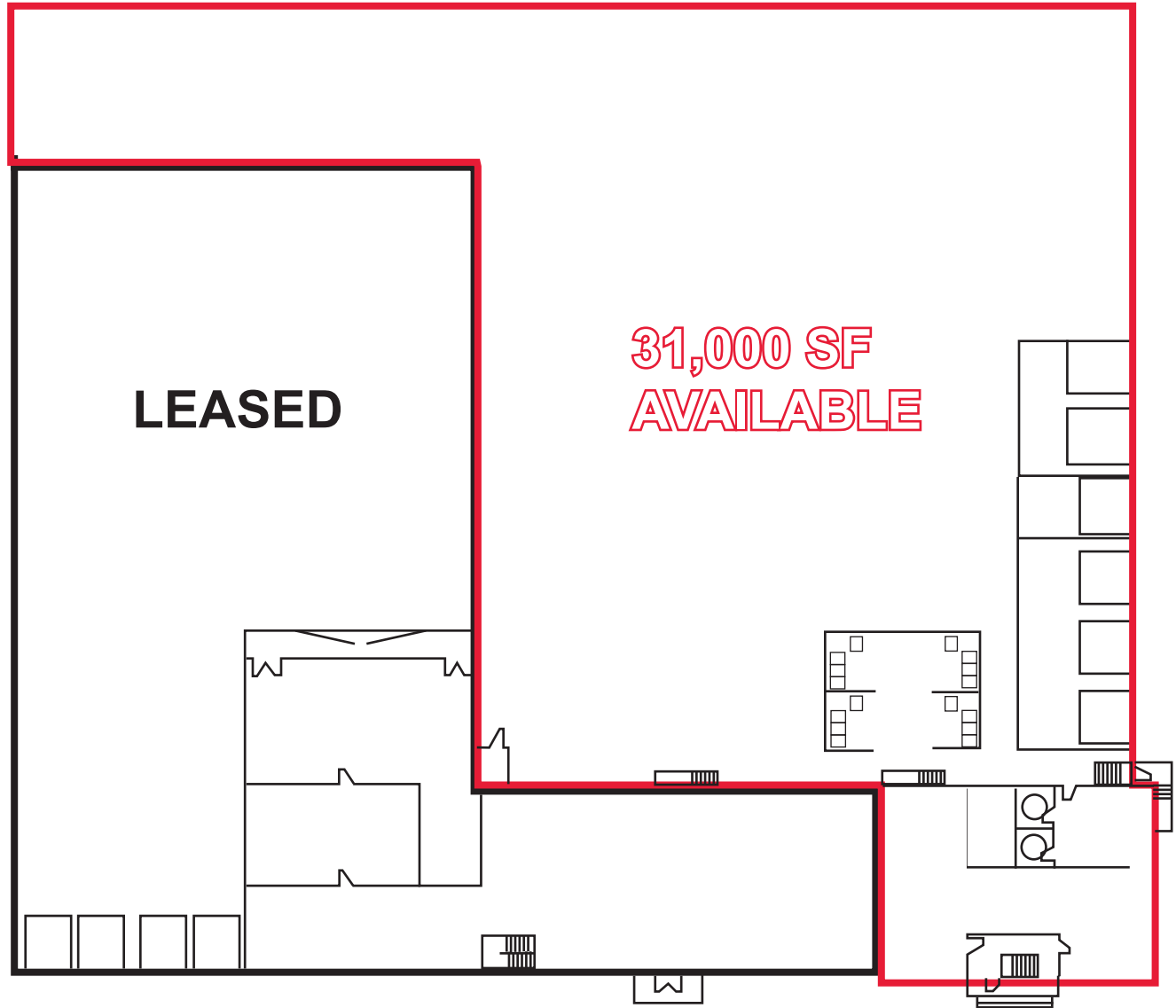
Located within one of Denver's densest industrial labor markets — strong availability of warehouse, logistics, and manufacturing workforce.



Shops at Northfield

A large open-air retail and dining district offering restaurants, services, a movie theater, and everyday retail — easily reachable in under 10 minutes.

BUILDING FLOOR PLAN



LOCAL EXPERTS. INDUSTRIAL STRENGTH.

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