

FOR SALE

# JASON ST. INDUSTRIAL

2310 S. JASON ST., DENVER, CO 80223

3,260 SF | 9,583 SF LOT | \$995,000.00



**NOW OFFERED AT ~~\$1,100,000.00~~ \$995,000.00**

## PROPERTY HIGHLIGHTS

- Unbeatable Central South Denver Location with immediate access to Santa Fe Dr (US-85) and strong connectivity to I-25, Alameda Ave, and Mississippi Ave, ideal for regional distribution and quick metro access
- 3,260 SF Standalone Industrial Building with ample fenced lot
- Former Brewery Build Out with upgraded plumbing, ventilation, and infrastructure. 10 BBL system available with sale, offering plug & play potential for similar users
- Flexible Industrial Zoning accommodating a wide range of uses
- Robust Utility Infrastructure with 2" gas line, 3/4" water line, and 240-amp three phase power
- Efficient Site Layout with dedicated parking and convenient loading access
- Functional, Adaptable Interior allowing for easy reconfiguration depending on user needs



### DEMOGRAPHICS (2025)

	1 MILE	3 MILE	5 MILE
2026 Est. Population	12,655	163,953	462,919
2026 Est. Avg. HH Income	\$153,798	\$155,816	\$153,073
Daytime Population	8,395	72,581	297,563

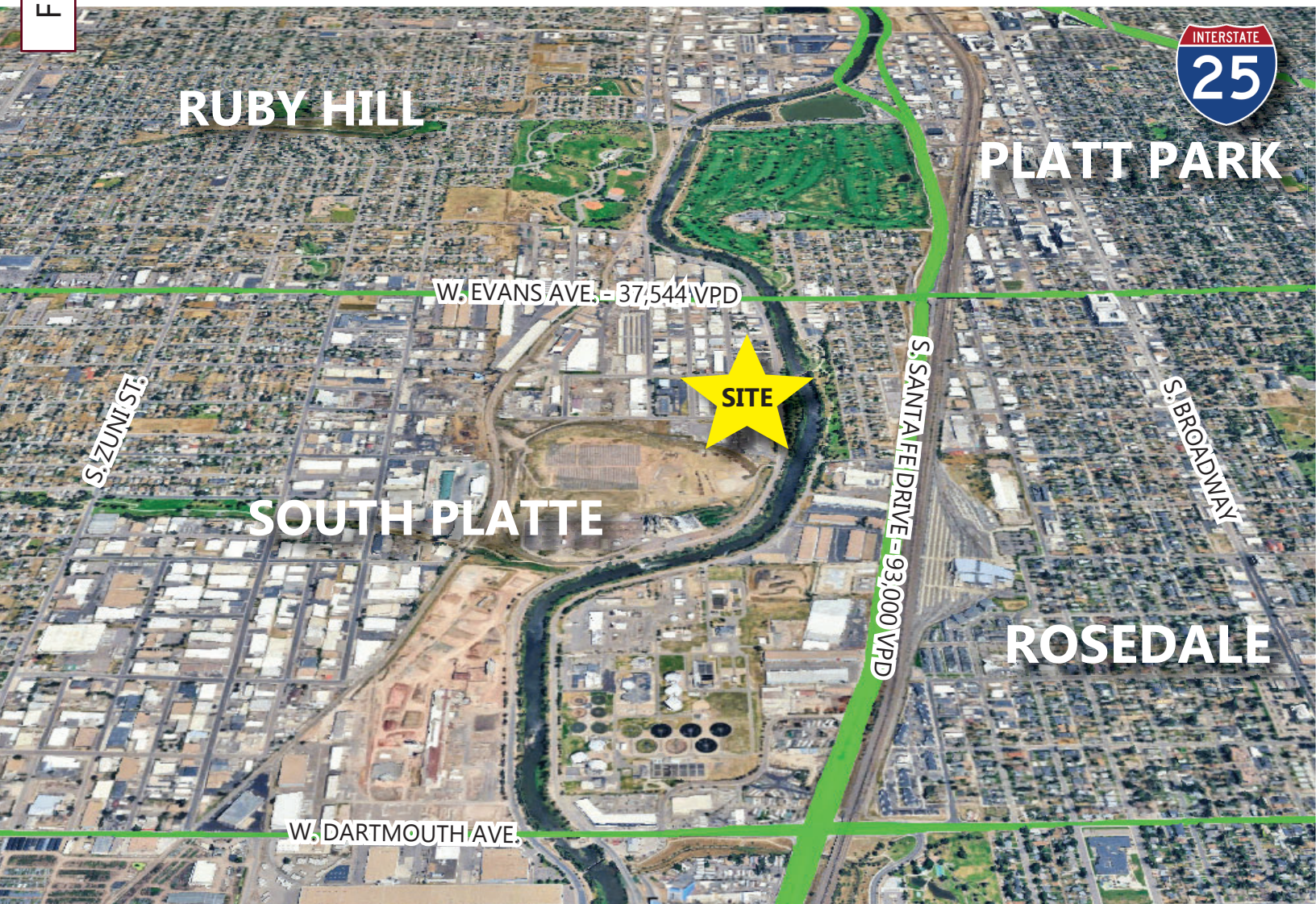
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## TRAFFIC COUNTS:

93,000 VPD - Santa Fe & Harvard  
37,544 VPD - Jason St. & Evans Ave.

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AXIO Commercial Real Estate represents that it has not made a physical inspection of the Property and has no actual knowledge of any defects in the Property except as identified in writing to the Buyer. The Buyer has been advised by Broker to make an investigation of the Property at its own expense, which investigation should include without limitation the availability of access, utility services, zoning, environmental risks, soil conditions, structural integrity and mechanical systems.

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