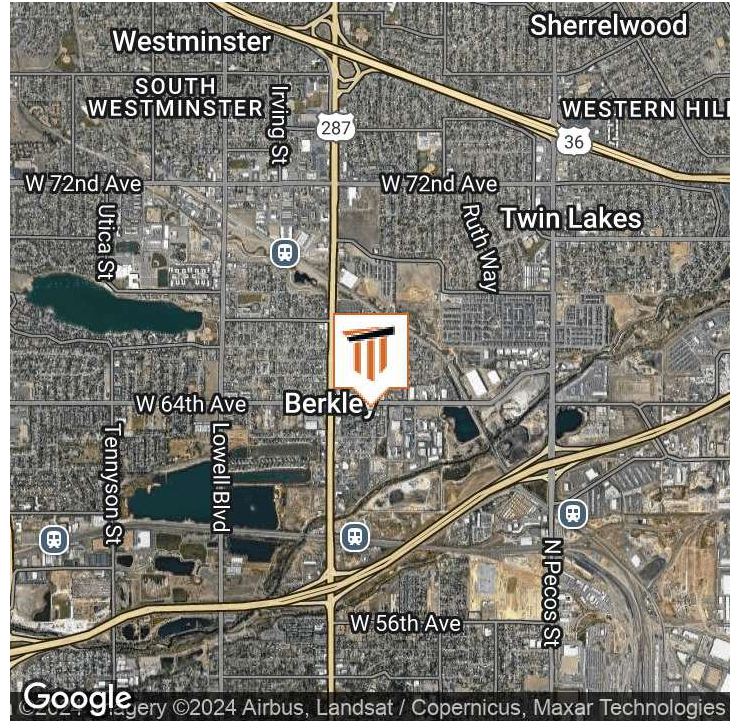


## 2892 W. 64TH AVE.

2892 W 64th Ave Denver, CO 80221



### OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Building Size:	9,048 SF
Available SF:	9,048 SF
Lot Size:	1 Acres
Year Built:	1977
Zoning:	I-1
Market:	NW Denver
Clear Height:	18'
Drive-Ins:	3 (14'x18') & 1 (22'x18')

### PROPERTY OVERVIEW

9,048 SF industrial building on 1.00 acre with ample parking, yard, 4 oversized drive-in doors, 18' clears, and office area with reception desk. The property is in immediate proximity to Federal Blvd., I-76 East & West, and I-70.

### PROPERTY HIGHLIGHTS

- 1 Acre Lot
- Ample Parking
- 4 Oversized Drive-Ins
- 18' Clear Height
- Private Offices, Restroom, & Reception

FOR MORE INFORMATION, PLEASE CONTACT:

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Senior Advisor  
O: 303.403.1333 | C:303.915.7483  
Maxwell@MarcumCommercial.com

MARCUM COMMERCIAL ADVISORS | 303.403.1333 | MARCUMCOMMERCIAL.COM

Industrial Property For Lease

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MARCUM  
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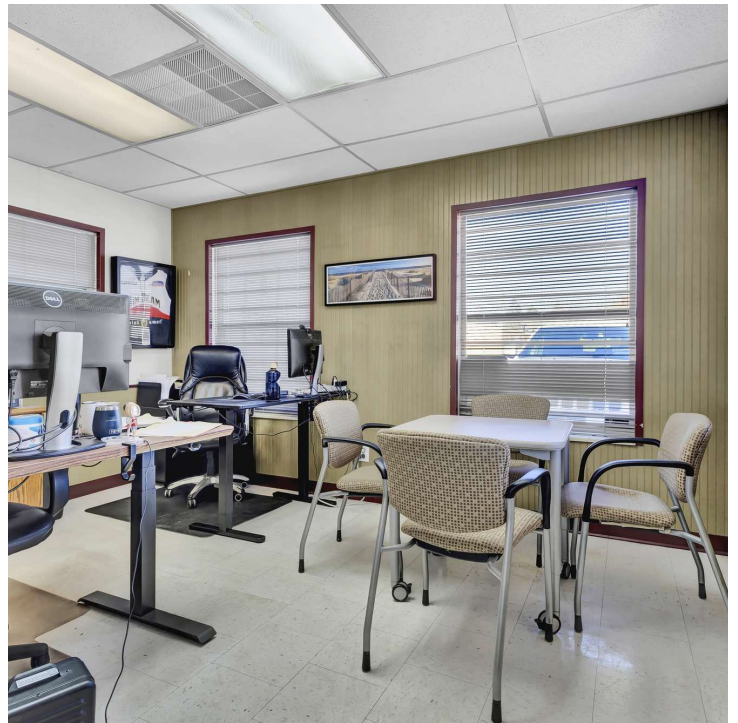
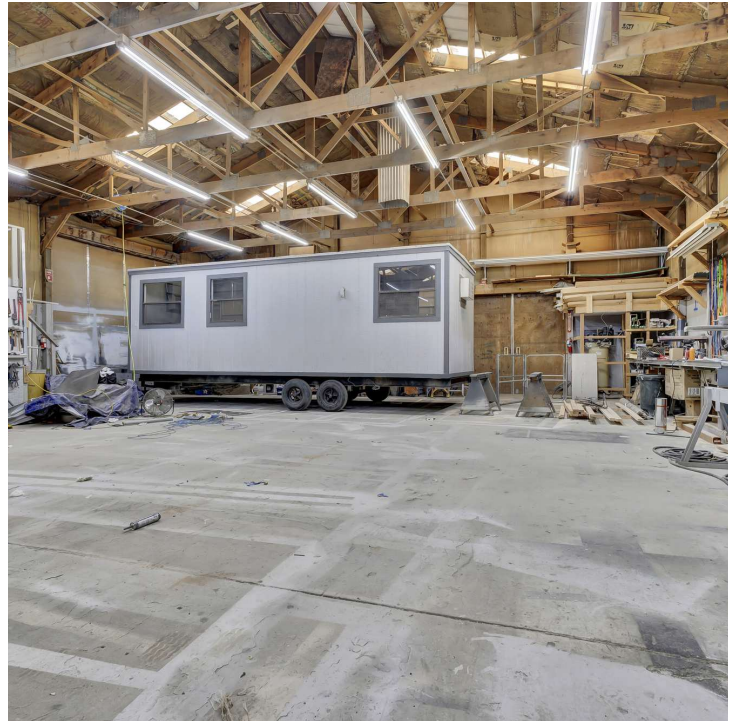
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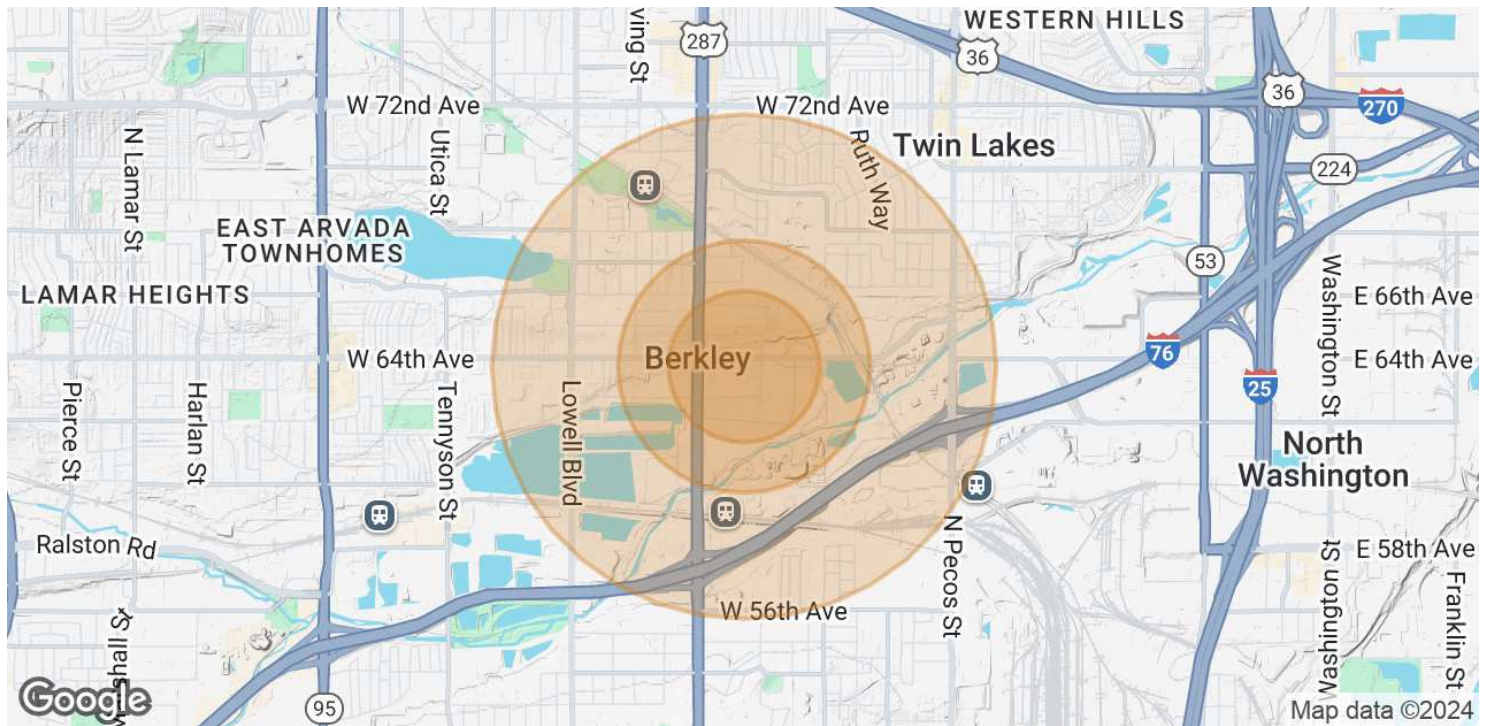
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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	1,076	2,526	10,623
Average Age	35	35	37
Average Age (Male)	34	35	36
Average Age (Female)	37	36	37

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	342	867	3,771
# of Persons per HH	3.1	2.9	2.8
Average HH Income	\$134,225	\$125,024	\$106,917
Average House Value	\$683,646	\$677,153	\$657,384

Demographics data derived from AlphaMap

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