

**50,000 SF**

 FREE STANDING/  
 SINGLE TENANT  
 BUILDING!

**\$6.00/PSF  
 Base Rate**


## Central Location on I-70 & Colorado Blvd!

### Base Lease Rate: \$6.00/PSF + NNN

#### Property Features:

2024 Taxes:	\$2.61/PSF
Construction:	Brick/Masonry
Year Built:	1967
Building Size:	50,626 SF
Total Lot Area:	85,300 SF

#### Property Highlights:

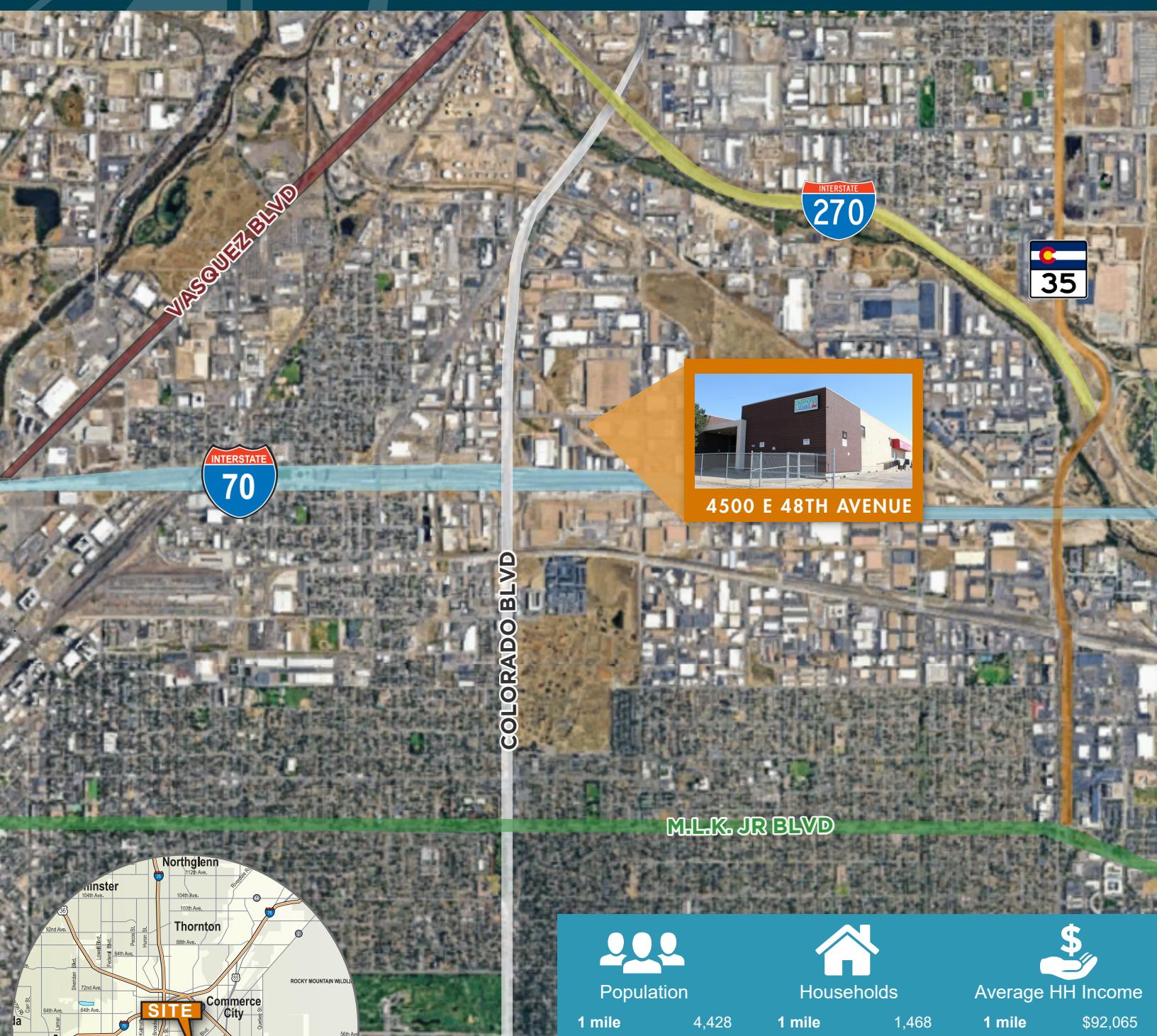
- Below market base rent
- Freestanding/Single Tenant
- Retail showroom facing 48th
- Dock high loading
- 18' Clear height in Warehouse
- Sprinklered
- Fenced, Ample parking on site
- I-70 visibility
- Central Location on I-70 & Colorado Blvd

For more information, please contact:

**NICK SCHILL**
**Senior Advisor**

303.358.9337 / 303.962.9555

NSchill@PinnacleREA.com



COLORADO BLVD

M.L.K. JR BLVD



Population

 1 mile  
 3 mile

 4,428  
 93,542


Households

 1 mile  
 3 mile

 1,468  
 36,271


Average HH Income

 1 mile  
 3 mile

 \$92,065  
 \$119,659

For more information, please contact:

**NICK SCHILL**  
 Senior Advisor  
 303.358.9337  
 NSchill@PinnacleREA.com

**Pinnacle Real Estate Advisors, LLC**

 One Broadway Ste A300 | Denver, Colorado 80203 | 303.962.9555 | [www.PinnacleREA.com](http://www.PinnacleREA.com)

© 2025 Pinnacle Real Estate Advisors, LLC. All information contained herein has been obtained from sources we believe to be reliable. However, we accept no responsibility for its accuracy and encourage verification of all information prior to making financial decisions.