

INDUSTRIAL

with Cold Storage, Yard and Rail

For Sale or Lease
1455 E. 62nd Avenue, Denver, Colorado 80216



NEWMARK

TOTAL SIZE

170,223 SF

SITE

13.34 Acres

SALES PRICE

Contact Broker

LEASE RATE

\$10.25/SF NNN

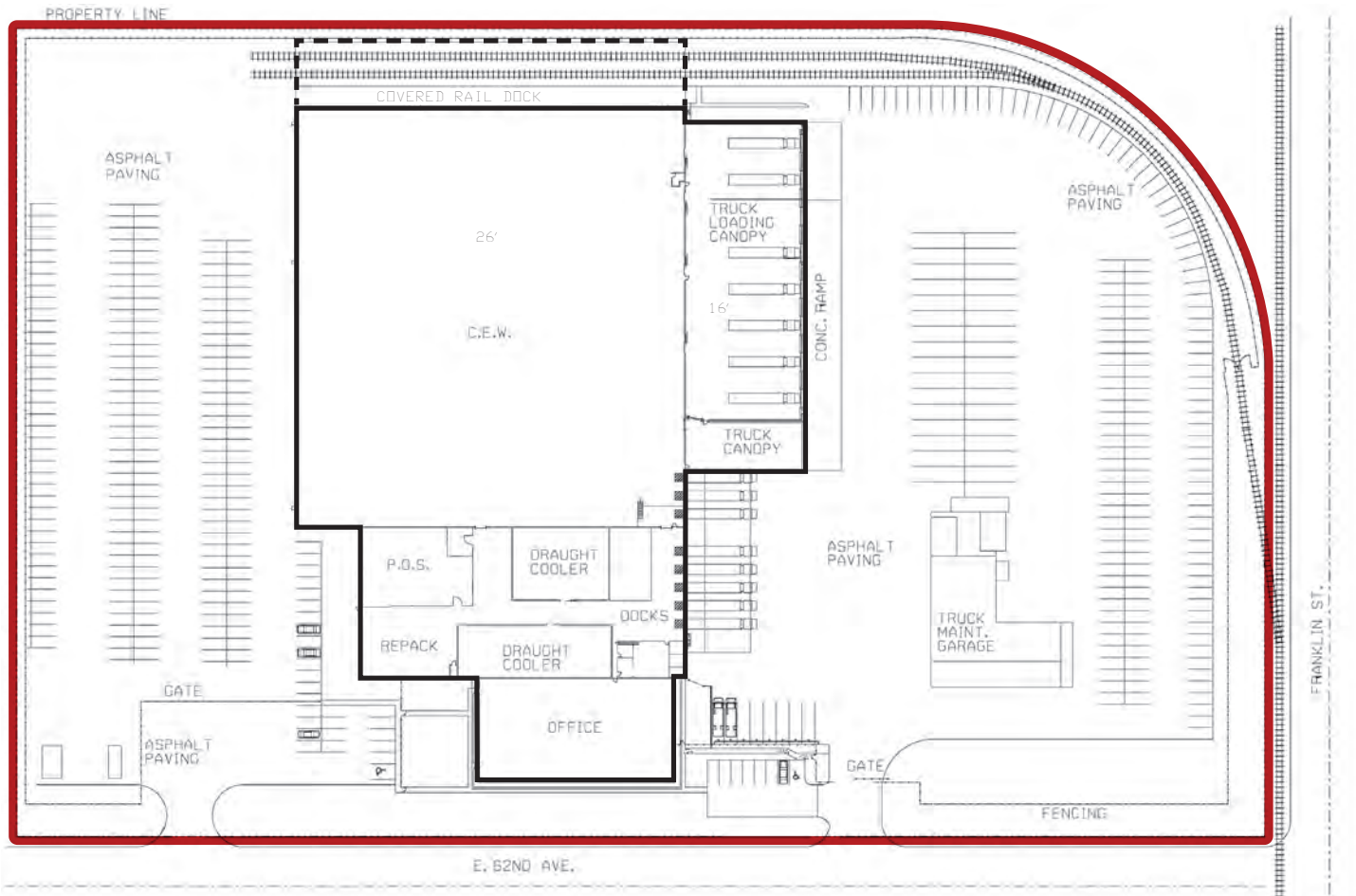
OCCUPANCY

February 1, 2025

INDUSTRIAL FOR SALE OR LEASE**PROPERTY HIGHLIGHTS**

- Over 106,000 SF of cold storage warehouse, however would be suitable for a broad range of warehousing and manufacturing uses
- Large fenced and paved site
- Central Denver location
- Existing income available to Buyer through January 2025
- Easy access to I-25, I-70, I-270, I-76 and US-36
- Located in Opportunity and Enterprise Zones





PROPERTY DETAILS

Main Building: 162,644 SF

Office: 16,272 SF

Warehouse: 146,372 SF

Cold Storage: 96,889 SF @ 60°

Cooler: 9,471 SF @ 36°

Dry Warehouse: 40,012 SF

Service Building: 7,579 SF

Site Size: 13.34 Acres

Clear Height: 24' - 26'

Sprinkler: Wet & Dry Systems

Loading (Main): Dock Doors
8 with Levelers

Drive-In Doors

8 (14' x 14')

1 (8' x 10')

1 (10' x 8')

Rail Doors

3 (10' x 12') along two

Covered Rail Spurs

Loading (Service): Drive-through with Wash Bay

Electrical: 277/480 V, 3,000 Amps

Site: Fenced, Paved & Secured

Zoning: I-2

Rail: Denver Rock Island Railroad
(access to UP & BNSF)

Year Built: 1983

County: Unincorporated Adams

2022 RE Taxes: \$351,481.90 (\$2.16/SF)





1455 E. 62ND AVE.

E. 62ND AVENUE

FRANKLIN STREET





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