



## INDUSTRIAL LAND WITH WAREHOUSE FOR SALE

1575 S Acoma St, Denver, CO 80223

Sales Price: \$3,000,000

Building Size: 8,912 SF

Lot Size: 56,078 SF (2 parcels)

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## OFFERING

This offering includes **two (2) parcels totaling 56,078 SF of land** within the South Broadway redevelopment corridor, an area experiencing ongoing reinvestment and steady commercial activity. The site features a **9,912 SF warehouse** and benefits from **strong visibility with traffic counts of 83,524 at Santa Fe Drive and W. Florida Avenue**, along with **convenient access to major thoroughfares including I-25, Santa Fe Drive**, and nearby arterial routes connecting to central Denver and surrounding neighborhoods..

Located just a half mile north of the future home of Denver Summit FC (NWSL), the property is well-positioned for continued growth and rising activity in the area. Zoned I-A for light industrial uses, it supports a range of practical commercial operations.

The seller is also willing to lease back the property for a period of time after closing, providing added flexibility for the next owner.

## PROPERTY HIGHLIGHTS

- Located in the South Broadway re-development corridor
- Traffic counts of 83,524 at Santa Fe Drive & W Florida Avenue
- Proximity to both I-25 and Santa Fe Drive
- I-A, Light Industrial zoning
- **Seller is willing to lease back property for a period of time after closing**



Property Address	1575 S Acoma Street, Denver, CO 80223
Lot Size	56,078 SF (2 parcels)
Building Size	8,912 SF
Zoning	I-A, Light Industrial ( <a href="#">Click for Zoning Information</a> )
2024 Taxes (both parcels)	\$36,534.32
Sales Price	<b>\$3,000,000</b>







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