



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

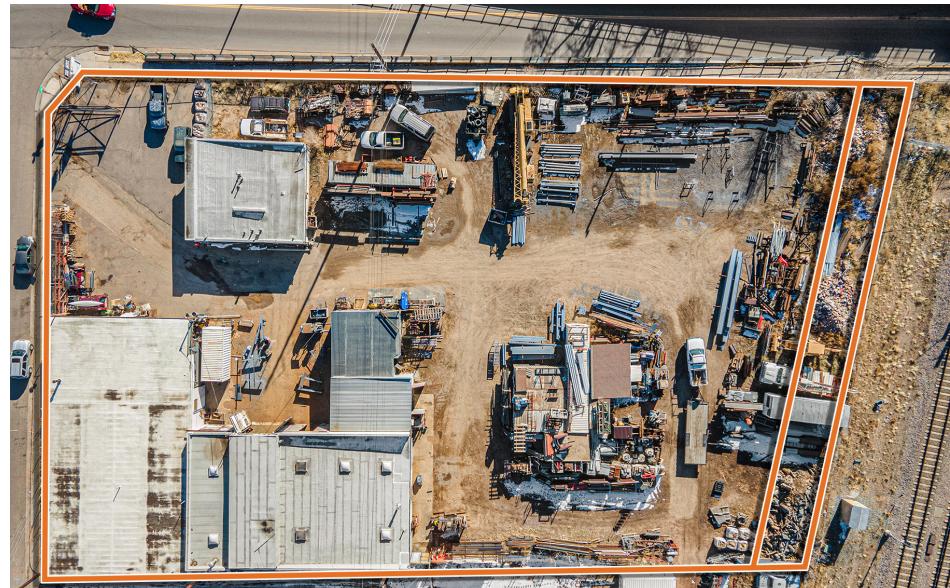
This offering includes **two (2) parcels totaling 56,078 SF of land** within the South Broadway redevelopment corridor, an area experiencing ongoing reinvestment and steady commercial activity. The site features a **9,912 SF warehouse** and benefits from **strong visibility** with **traffic counts of 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.

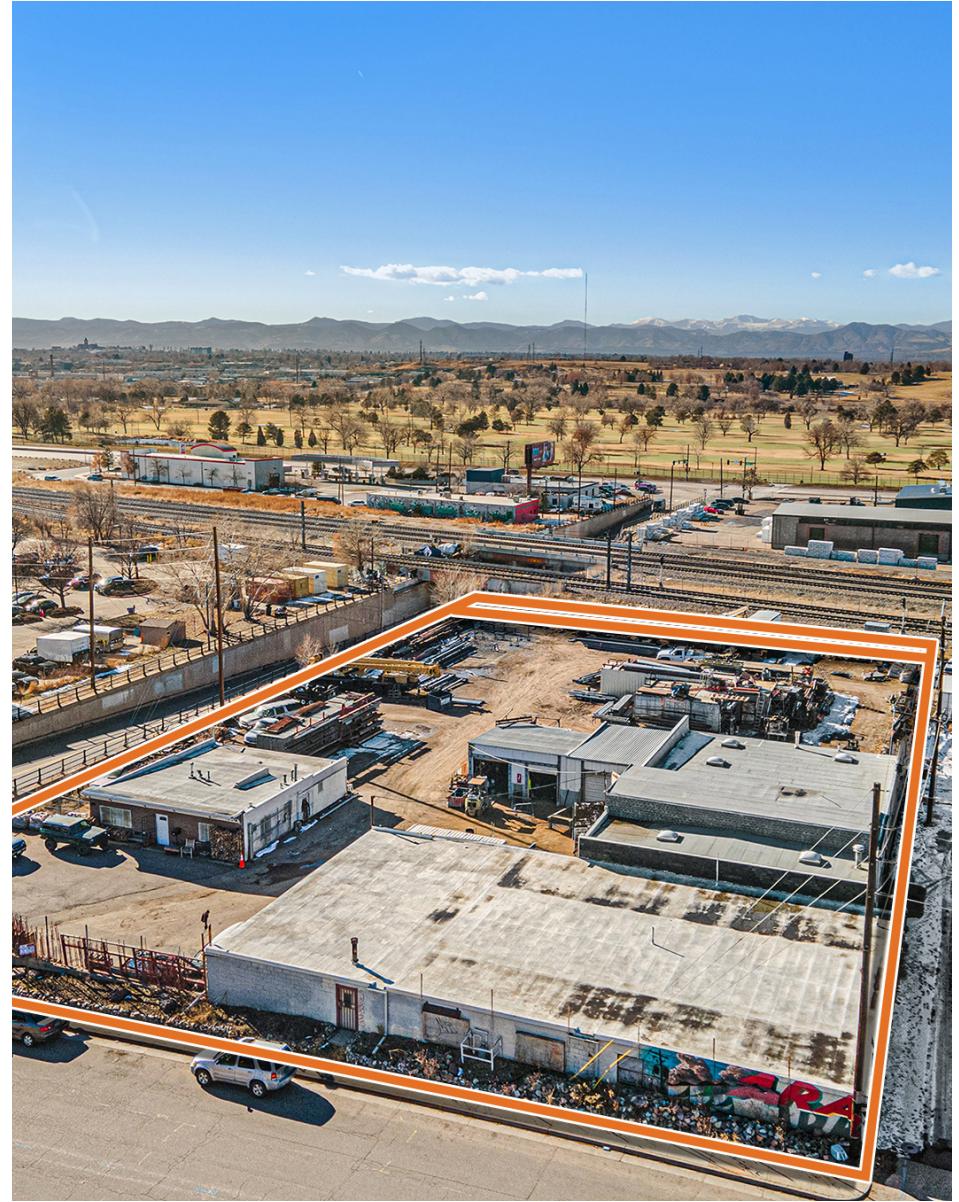
The seller is also willing to lease back the property for a period of time after closing, providing added flexibility for the next owner.

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 (Click for Zoning Information)
2024 Taxes (both parcels)	\$36,534.32
Sales Price	\$3,000,000





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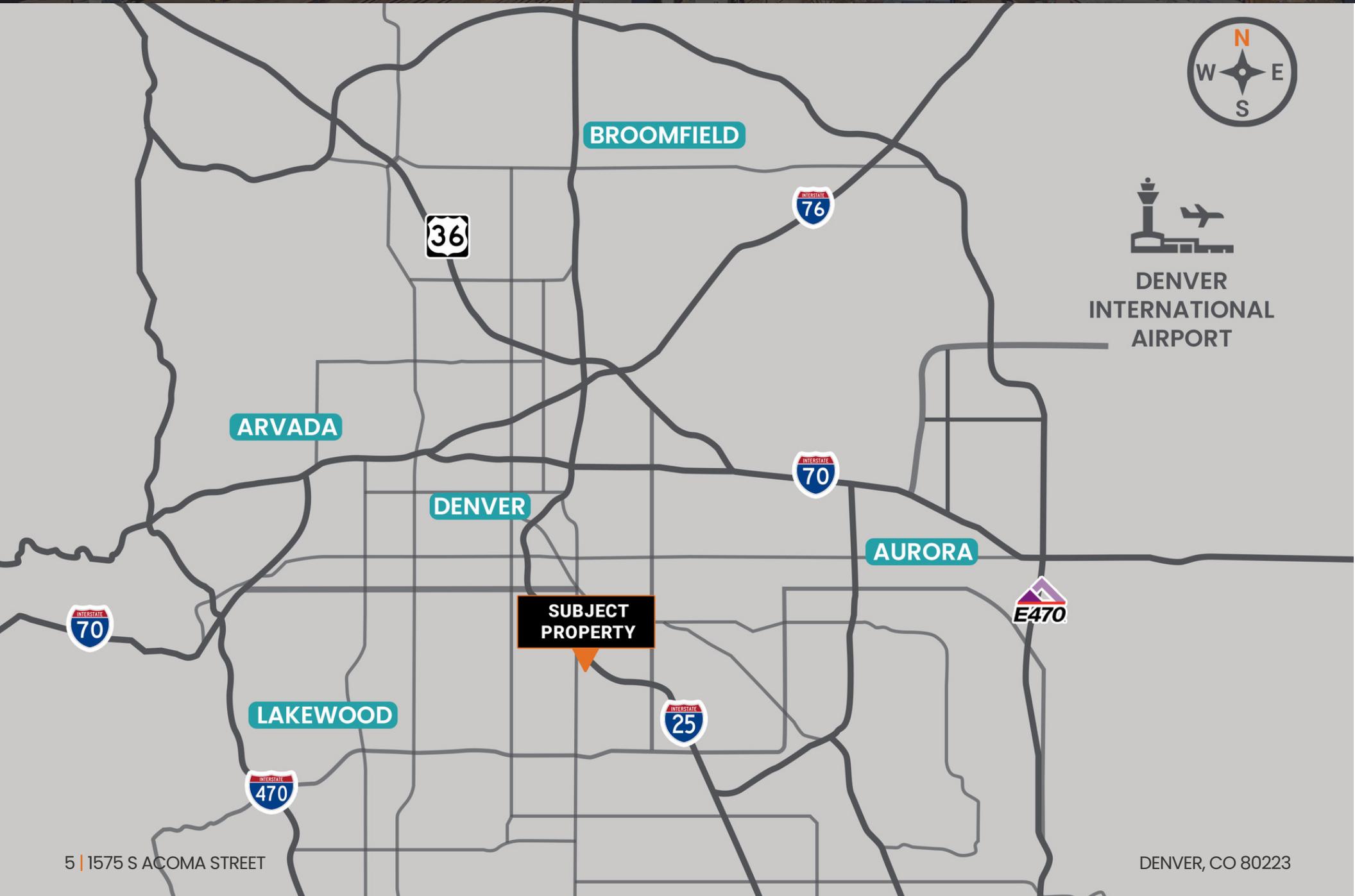
AREA MAP





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LOCATION MAP



DENVER
INTERNATIONAL
AIRPORT



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Henry Group LLC d/b/a, Henry Group Real Estate in compliance with all applicable fair housing and equal opportunity laws.



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