



# INDUSTRIAL WAREHOUSE

4905 E. 41st Ave  
Denver, CO 80126





# PROPERTY SUMMARY

Offering Price	\$950,000.00
Building SqFt	4,800 SqFt
Year Built	1967
Lot Size (SF)	18,200.00 SqFt
Parcel ID	01194-00-128-000
Zoning Type	I-A
County	Denver

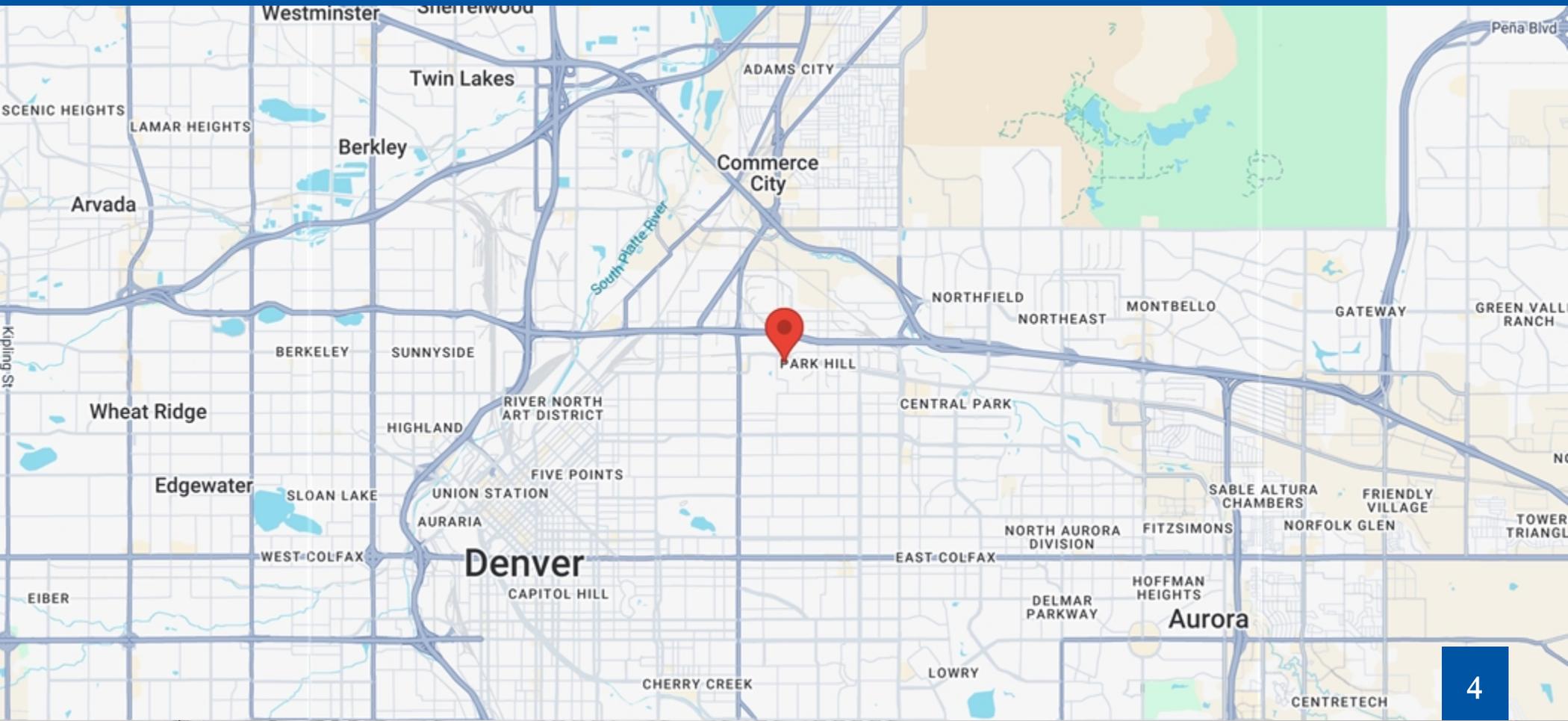
# INVESTMENT SUMMARY

RE/MAX Professionals exclusively presents this 4,800 SF freestanding warehouse in Denver's Northeast Industrial Corridor. Ideal for light manufacturing, distribution, storage, or flex use, it's priced at \$950,000 (\$198/SF)—a value-add opportunity in a high-growth market with 1.5% annual population expansion through 2026.



# INVESTMENT HIGHLIGHTS

- **Building Specifications:** Single-story, clear-span masonry construction built in 1969 and meticulously maintained. Features 12-foot clear heights, poured concrete flooring with drains on the north side, and robust 1,500 amp 3-phase power delivery—ideal for high-demand manufacturing or distribution workflows.
- **Interior & Systems:** Fully equipped with a 5-ton HVAC system for climate-controlled operations. Recent upgrades include new exterior paint in 2024, interior paint in December 2025, a comprehensive interior/exterior camera security system, three-point locking hardware on all exterior doors, and a roof replacement in 2015
- **Site & Parking:** Encompassing a generous 18,200 SF (0.42-acre) lot with a fully fenced backyard for secure outdoor storage or expansion potential. Includes 9 dedicated parking spaces (ratio exceeding 1:500 SF), with ample room for fleet vehicles, delivery trucks, or future build-out.
- **Zoning & Versatility:** Zoned I-A (Light Industrial) by the City of Denver, allowing a broad array of uses including warehousing, light assembly, and flex space. The expansive site offers significant upside through strategic repositioning, such as multi-tenant conversion or value-add enhancements.





NO

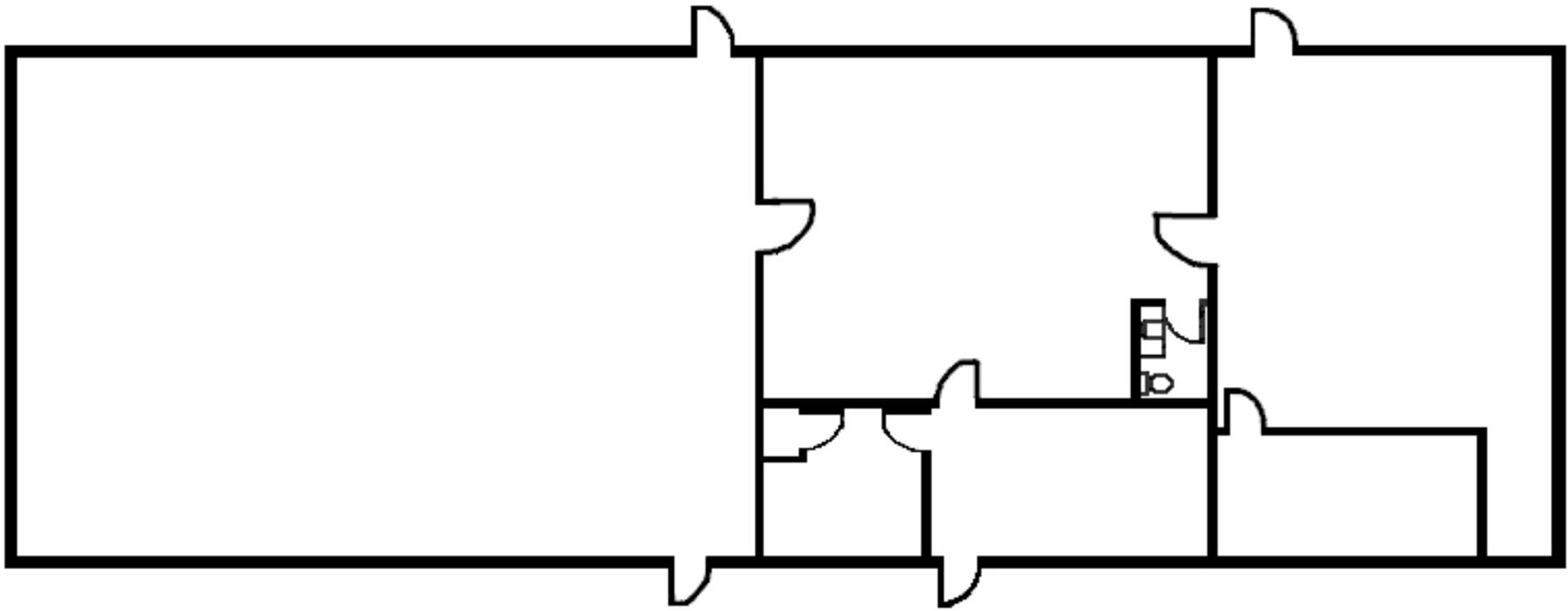
# LOCATION HIGHLIGHTS

- This 4,800 sq.ft. industrial building situated on 0.42 acres of land is conveniently located 3 miles from I-25 and just .5 miles from I-70 approximately.
- I-70 between I-25 and Chambers Road, known as “Central 70”, is one of Colorado’s economic backbones. It is home to 1,200 businesses, providing the regional connection to Denver International Airport and carrying upwards of 200,000 vehicles per day. The Central 70 Express Lanes span 10 miles of I-70, and tolling on these lanes began in 2023
- Denver International Airport is one of the busiest airports in the world. With over 82.4 million passengers traveling through the airport in 2025, DEN is one of the busiest airline hubs in the world’s largest aviation market. DEN is the primary economic engine for the State of Colorado, generating \$47.2 billion for the region annually.
- The Colorado Opportunity Zone Program (OZ) is a federal incentive that encourages long-term private investments in designated low-income communities by giving investors tax benefits for investing in real estate projects and operating businesses.

The first iteration of the Colorado Opportunity Zone Program benefits is sunseting in December 2028. OEDIT continues to be available to answer questions and provide information to support communities, project sponsors, and investors to help them make the most of the incentive and the current Opportunity Zone designations.



# 4905 E 41st Ave - Floor Plan



# ABOUT DENVER

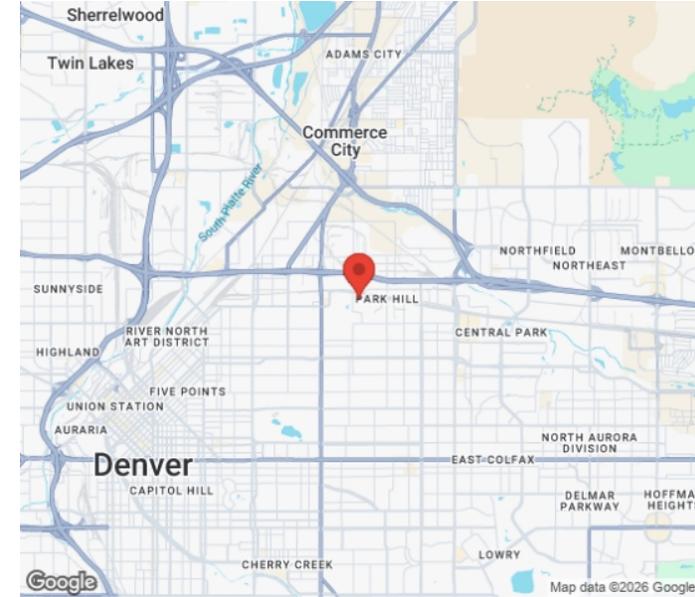
**Key Sectors:** Major employers and economic drivers include aerospace, bioscience, healthcare, and financial services.

**Energy Sector:** Over 50,000 workers are engaged in energy-related industries.

**Small Business Growth:** Ranked 5th for small business and entrepreneurship among major U.S. cities.

**Development:** Downtown Denver continues to see new business openings, with 65+ added by late 2025

**Major Rocky Mountain Economic Hub** with strength in Aerospace, Energy, Technology, Healthcare and Logistics



# EXCLUSIVELY PRESENTED BY:



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