

FOR SALE OR LEASE

25,000 SF BUILDING AVAILABLE



MALMAN
REAL ESTATE



3220 East 52nd Avenue Denver, CO 80216

Property Highlights

- » Fully sprinklered and new LED lights throughout the property
- » Located in the CO Opportunity Zone and the Denver Enterprise Zone
- » Compliant with Energize Denver
- » Approximately 15,000 SF of outdoor storage
- » Approximately 1,500 SF of office, remainder is warehouse
- » Bonus/free 1,500 SF mezzanine (not included in the 25,000 SF)
- » Heavy power: 600 amps, 240v, 3-Phase (TBV)
- » Easy access to major interstates
- » 20 parking spaces

Property Details

Building Size	25,000 SF
Land Size	41,665 SF
Zoning	I-A
NNN Expenses	\$3.19/SF (expected to go down with tax protest)
Clear Height	17'
Loading	1 Drive in (12'x10.5') 1 Drive in (10'x10') and one dock high (10'x10')

Lease Rate: \$8/SF NNN
For Sale: \$3,600,000 (\$144/sf)

For more information:

JAKE MALMAN

720-471-1763

jake@malmancre.com

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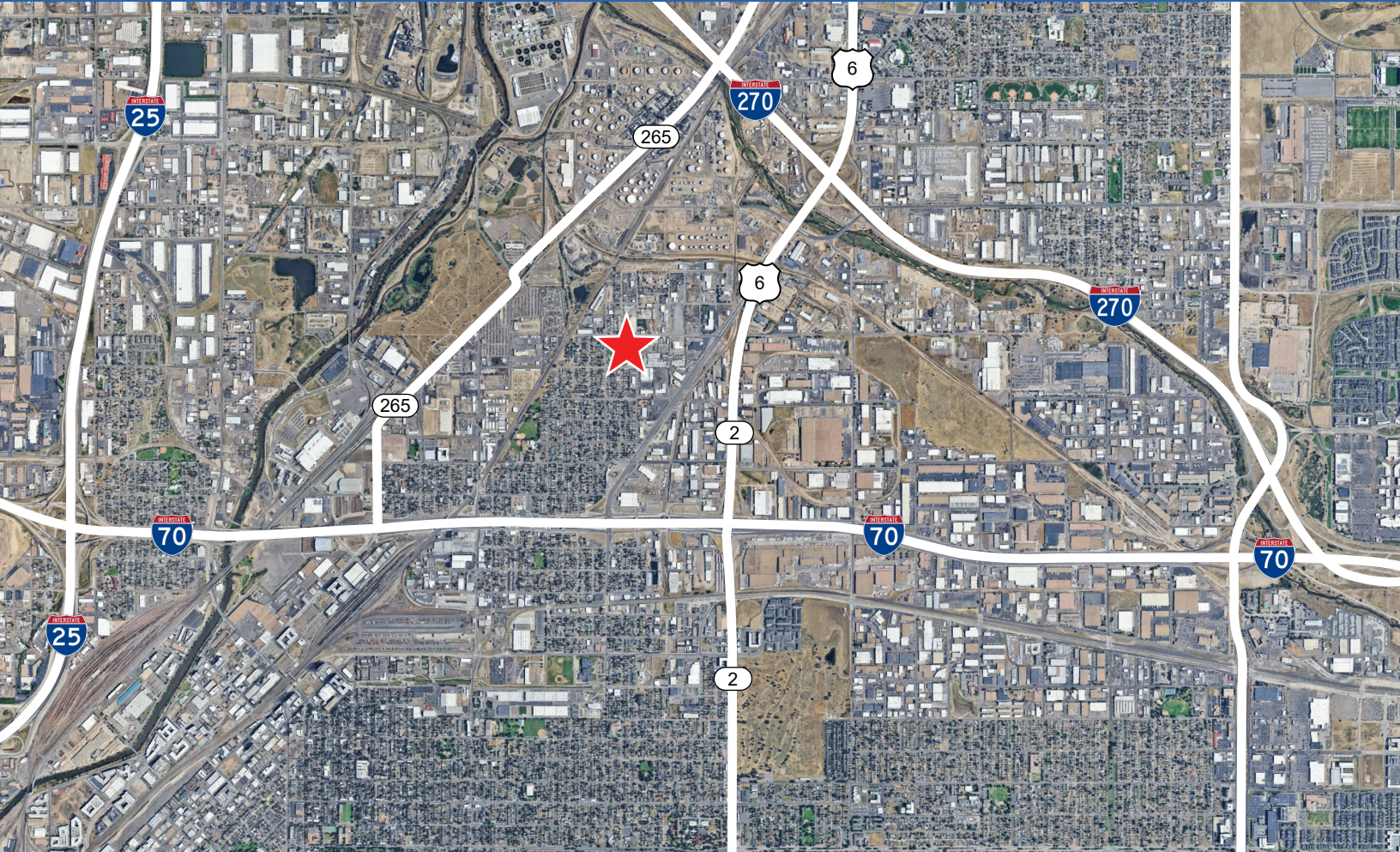
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Location & Area Amenities

- » Strong area demographics
- » Close proximity to RiNo
- » Low vacancy submarket

Demographics - 2025

	1 - MILE	3 - MILE	5 - MILE
Population	5,227	81,370	389,749
Median Age	32.7	34.1	34.6
Total Households	1,450	31,726	176,772
Median Household Income	\$69,095	\$97,064	\$104,098
Daytime Employment	6,252	93,394	386,334

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