

FOR SALE OR LEASE



10901 **E. 53RD AVENUE**

DENVER, CO



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10901 E. 53rd Avenue offers 7,380 SF on 1.21 acres in one of Denver's most desirable locations, along the Central I-70 corridor. At the corner of 53rd Avenue and Joliet Street, this unique opportunity provides flexibility for an incoming occupier to either utilize the existing structure as-is, utilize the site for outdoor storage or improve existing structure's functionality.

Site Size:	7,381 SF on 1.21 Acres
Office Space:	500 SF and 2 Restrooms
Zoning:	I-B (Denver)
Mill Levy:	77.486
Heavy Power:	±3,000 Amps (TBV)
Site Features:	Fully Fenced, two (2) gates, road base throughout, fully lighted site, floor drains and exhaust fans throughout warehouse
Loading:	Drive-in doors can be added
Sale Price:	\$1,290,000 (Call Broker for Lease Rate)

CONTACT INFORMATION

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