

2525 W

64TH AVE

DENVER, CO 80221

FOR SALE

INCOME IN PLACE



Rare, Warehouse/Office Site With Industrial Outdoor Storage

Above-Market Rent Escalation on 1/1/2025

EXCLUSIVELY LISTED BY

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CBRE

HIGHLY ACCESSIBLE LOCATION

2525 W 64th Ave is centrally located in Denver allowing easy access to most major highways including I-25, I-70, I-76, HWY 36 and other major thoroughfares.

The property is located in Unincorporated Adams County with low sales tax rates benefitting industrial space occupiers. Located just 10 minutes from Downtown Denver, this outstanding infill location provides close proximity to an abundant workforce, public transportation, and a variety of nearby retail amenities.



EXCELLENT NEIGHBORHOOD DEMOGRAPHICS

Denver and surrounding cities have benefited substantially from the continued population growth over the last 20 years. During the next five years, the population is projected to grow by 0.59% annually. By comparison, the United States population is expected to grow by 0.30% annually. Currently, it is estimated that 18.1% of the population age 25 and over in this area have earned a master's, professional, or doctorate degree and 31.1% have earned a bachelor's degree, thus cultivating a strong, employable environment.

DRIVE TIMES

I-76

3 Minutes

Highway 36

5 Minutes

I-25

6 Minutes

I-70

7 Minutes

I-270

5 Minutes

Downtown Denver

10 Minutes

PROPERTY SPECIFICATIONS

ADDITIONAL FEATURES

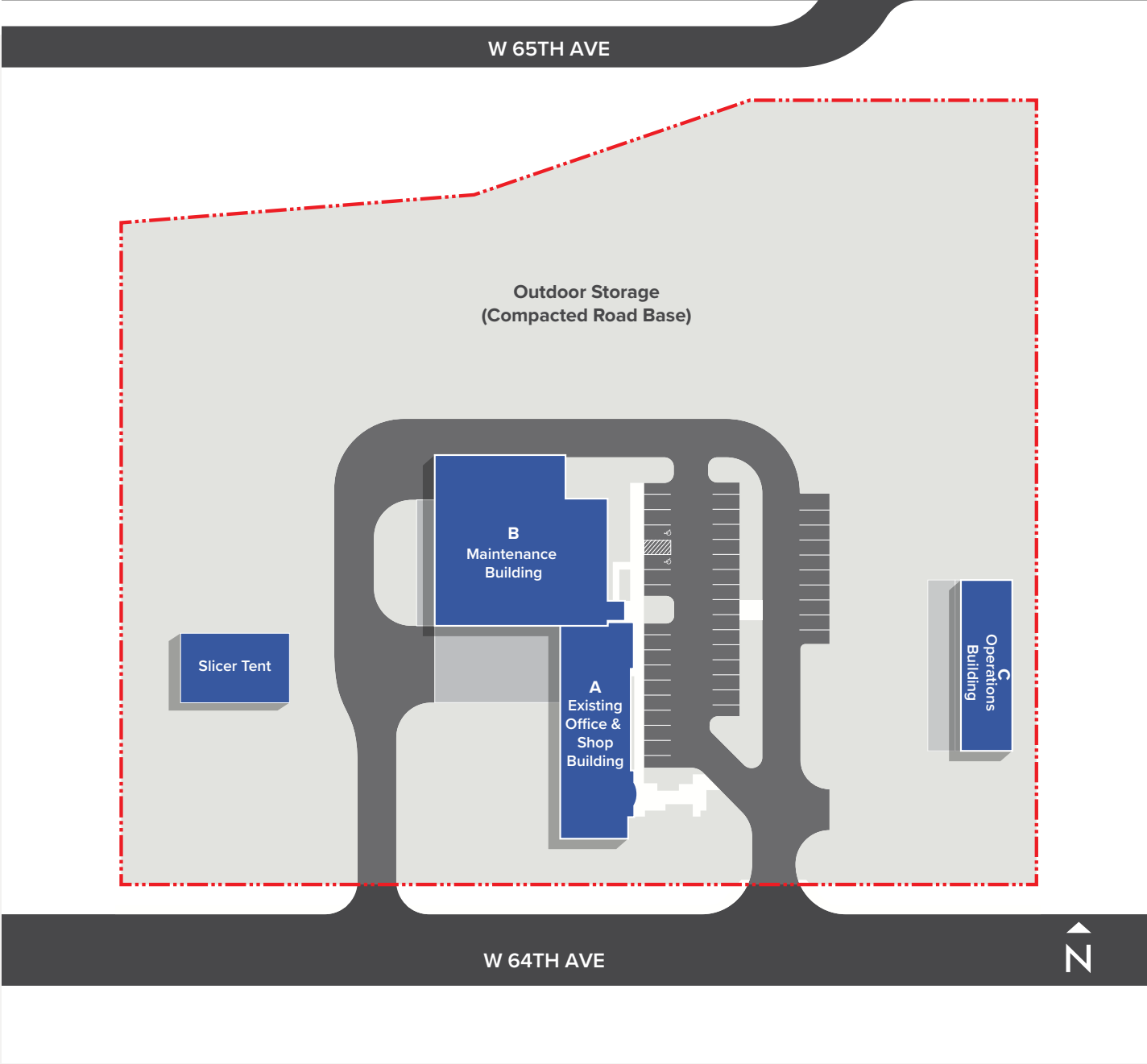
BUILDING SIZE	17,839 SF
STORIES	2
YEAR BUILT/RENOVATED	1965/2017
LOT SIZE	5.54 Acres
OFFICE SIZE	5,814 SF
ZONING	PUD Zoning: allows for most uses permitted in I-2 zoning including but not limited to outdoor storage, and service and repairs of vehicles and equipment
TAXES	\$112,943.98
IN-PLACE NOI	Contact Broker
CLEAR HEIGHT	18'
LOADING	10 Oversized Drive-In Doors
PARKING	2.1/1,000 SF + Yard
FIRE PROTECTION	Yes
SALE PRICE	\$9,500,000
COUNTY	Unincorporated Adams County



- EXISTING OUTDOOR STORAGE
- CLEAR SPAN WAREHOUSE
- 3 DRIVE-THROUGH BAYS
- ABOVE GROUND DIESEL TANKS IN YARD
- POWER IN YARD
- VEHICLE MAINTENANCE PITS
- WASH PITS
- RADIANT HEAT IN WAREHOUSE
- EMPLOYEE SHOWERS AND LOCKERS
- SLICER TENT

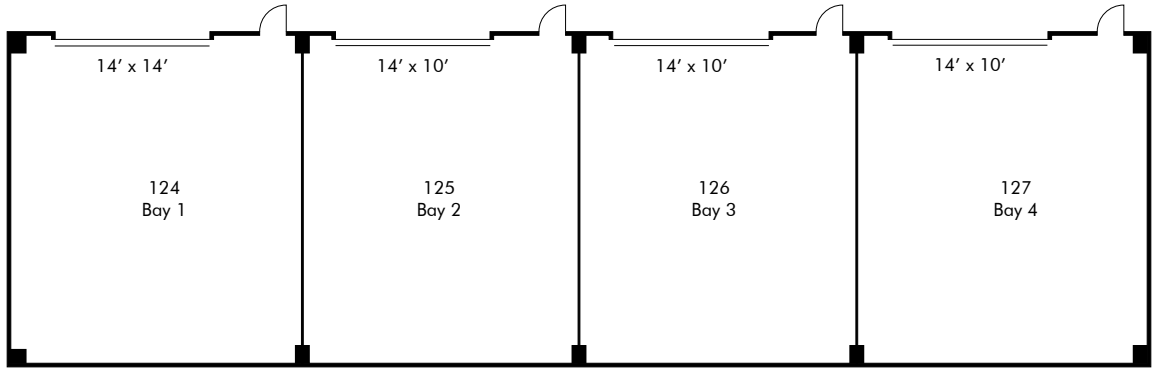


SITE PLAN

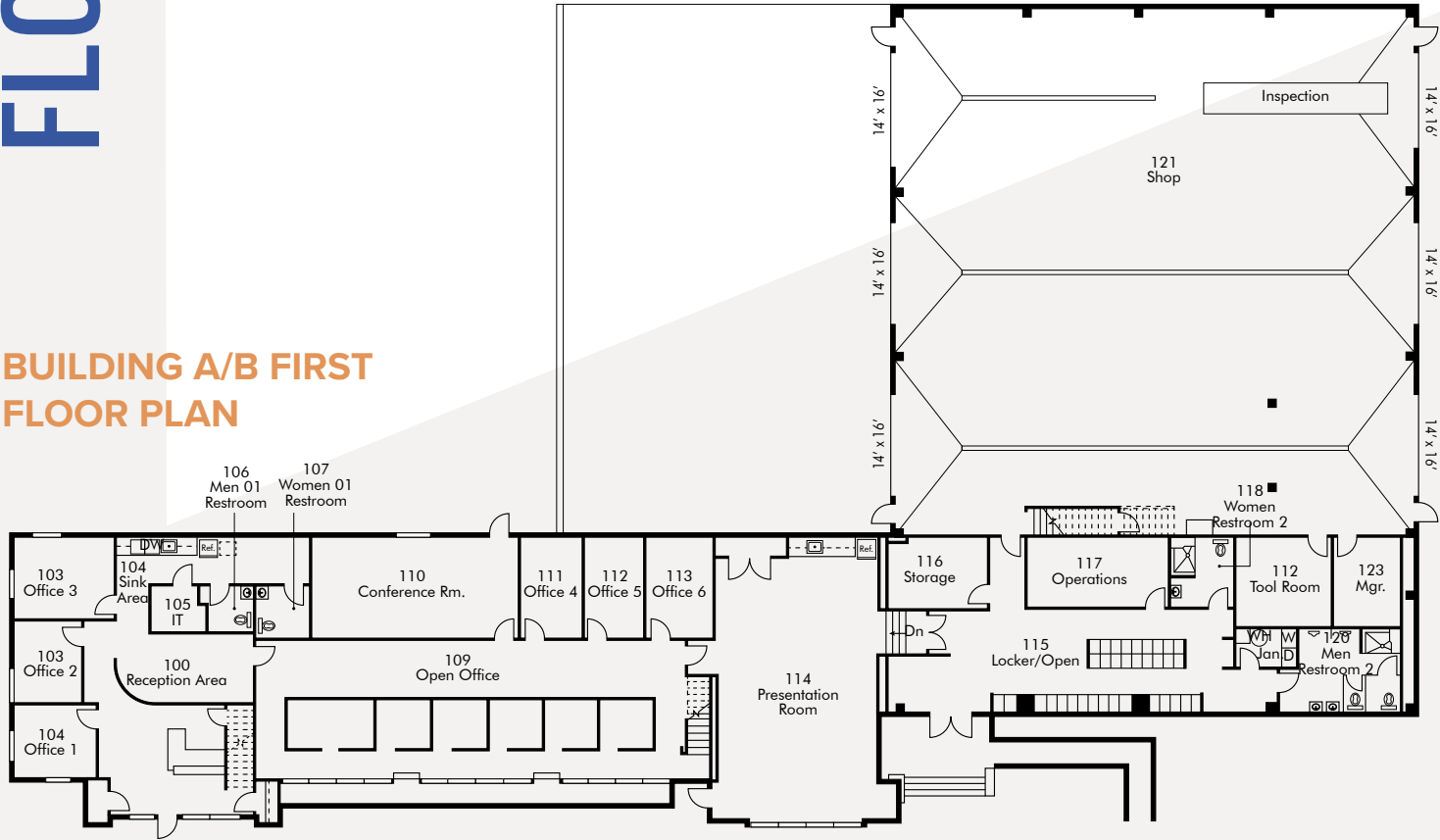


FLOOR PLANS

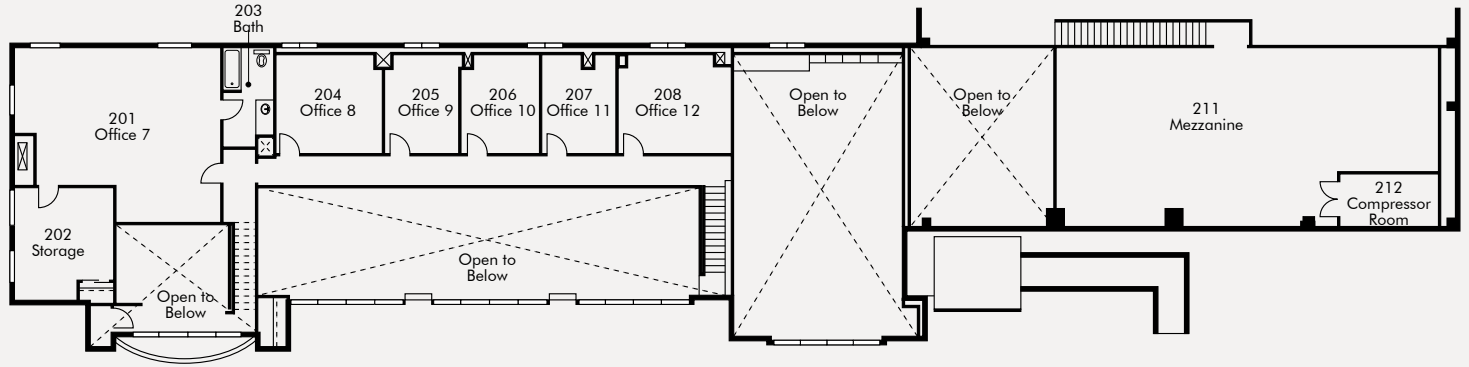
BUILDING C FLOOR PLAN



BUILDING A/B FIRST FLOOR PLAN



BUILDING A/B SECOND FLOOR PLAN



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