

OWNER/USER OPPORTUNITY



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 **owner/user opportunity** consists of two (2) parcels totaling **56,078 SF of land** within the **South Broadway redevelopment corridor**, an area characterized by ongoing reinvestment and steady commercial activity. The property is improved with a **9,912 SF warehouse**, offering **functional industrial space** with additional land providing flexibility for expansion or future repositioning.

The site benefits from **excellent visibility, supported by traffic counts of 83K+ VPD** at Santa Fe Drive and W. Florida Avenue, and features convenient **access to I-25, Santa Fe Drive**, and major arterial routes connecting to central Denver and surrounding neighborhoods.

Located approximately **one-half mile north of the future home of Denver Summit FC (NWSL)**, the property is well positioned to benefit from increasing activity and continued growth in the surrounding area. **Zoned I-A (Light Industrial)**, the site supports a range of light industrial and commercial uses, making it **suitable for a variety of user-driven operations seeking a well-located property in an active corridor.**

PROPERTY HIGHLIGHTS

- Located in the South Broadway re-development corridor
- Traffic counts of 83K+ VPD at Santa Fe Drive & W Florida Avenue
- Proximity to both I-25 and Santa Fe Drive
- I-A, Light Industrial zoning, allowing for a variety of light industrial and commercial uses
- Convenient access to I-25, Santa Fe Drive and major arterials

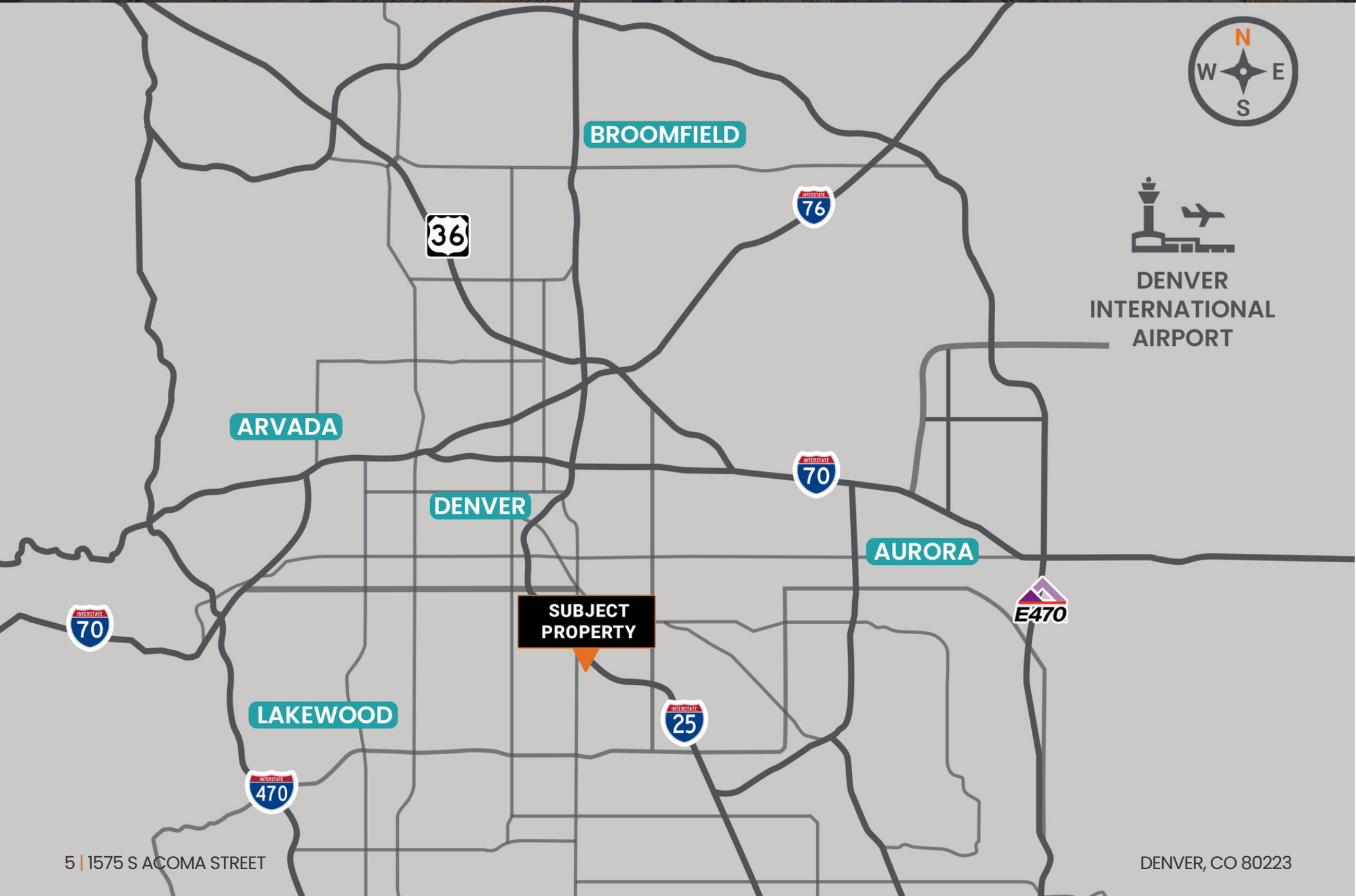


Property Address	1575 S Acoma Street, Denver, CO 80223
Lot Size	56,078 SF (2 parcels)
Building Size	8,912 SF
Zoning	I-A, Light Industrial (Click for Zoning Information)
2025 Taxes (both parcels)	\$48,231.64
Sales Price	\$3,000,000
Zoning	I-A





**SUBJECT
PROPERTY**



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