

FOR SALE

3800 & 3900 E. 48th Avenue, Denver, CO 80216



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Property Highlights:

- » Building Size: 57,229 sf
- » Land Size: 2.72 AC – 3 Separate large, fenced yards
- » Access: 7 dock high doors 3 drive in doors
- » Year Built/Remodeled: 1955/2025
 - » New dock high and drive on doors
 - » New HVAC
 - » New Heaters
 - » New Office, bathrooms, kitchen
 - » New plumbing and water heaters
 - » New electrical (3 phase, 480V, 3600amps)
 - » Fully sprinkled property
 - » New windows and doors throughout 62% of the property (2 of 3 spaces – 3 space was not touched as current tenants are happy with space as is)
 - » 300 tons of gravel added to yard
 - » Exterior and Interior of building repainted
- » Occupancy: 56% occupied (2 of 3 spaces occupied)
- » Current NOI: \$337,018
- » Proforma NOI: \$563,755



Sale Price: \$7,799,999.00

For more information:

TAYLOR ROY

949-701-0164

taylor@malmancree.com

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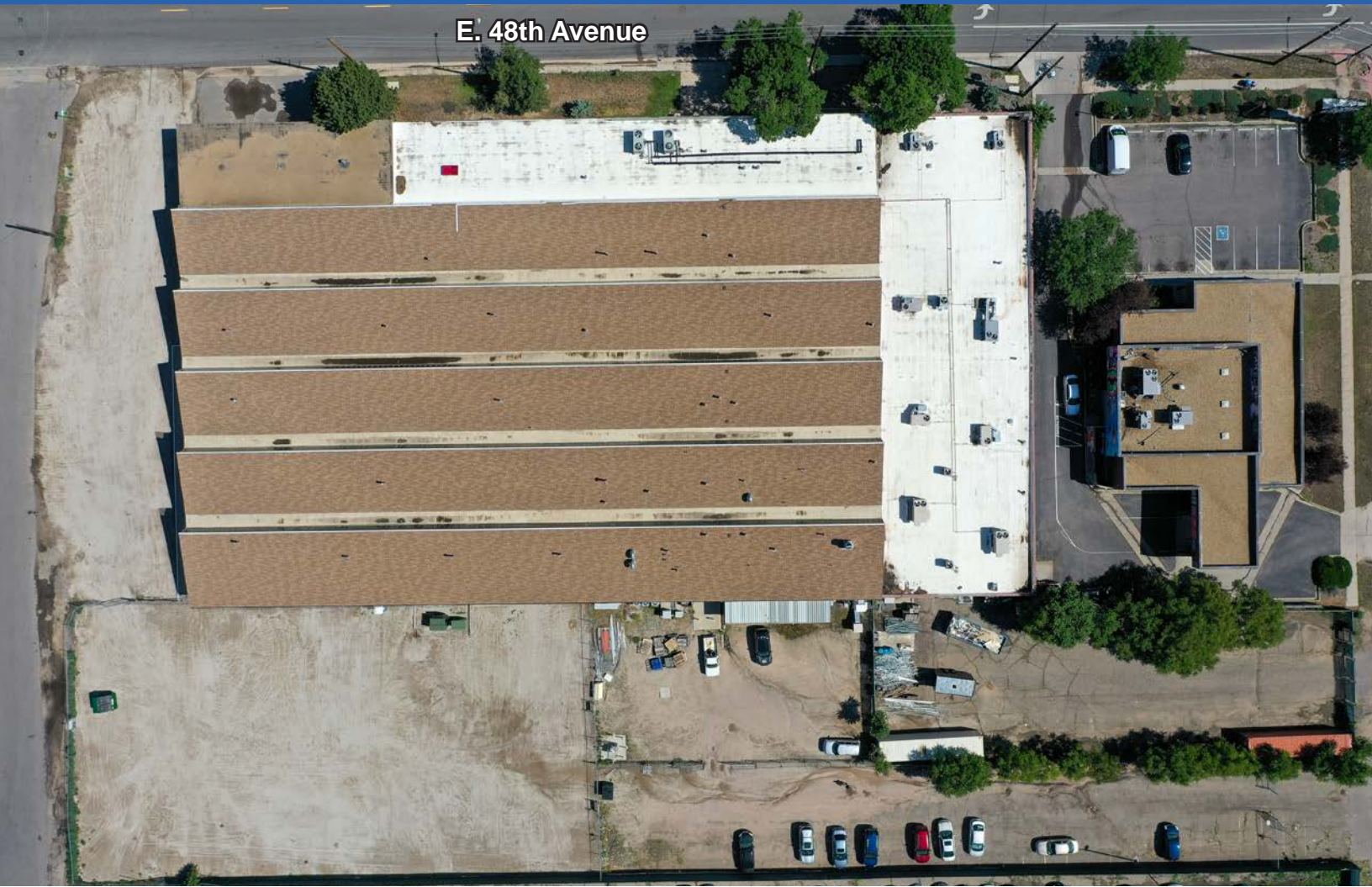
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E. 48th Avenue



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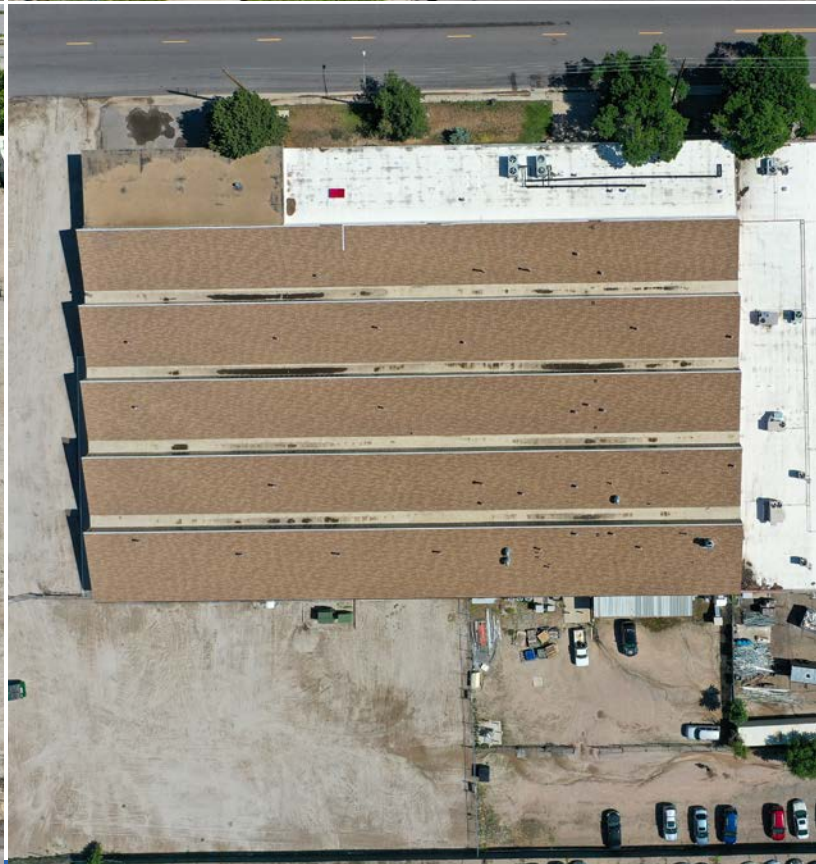
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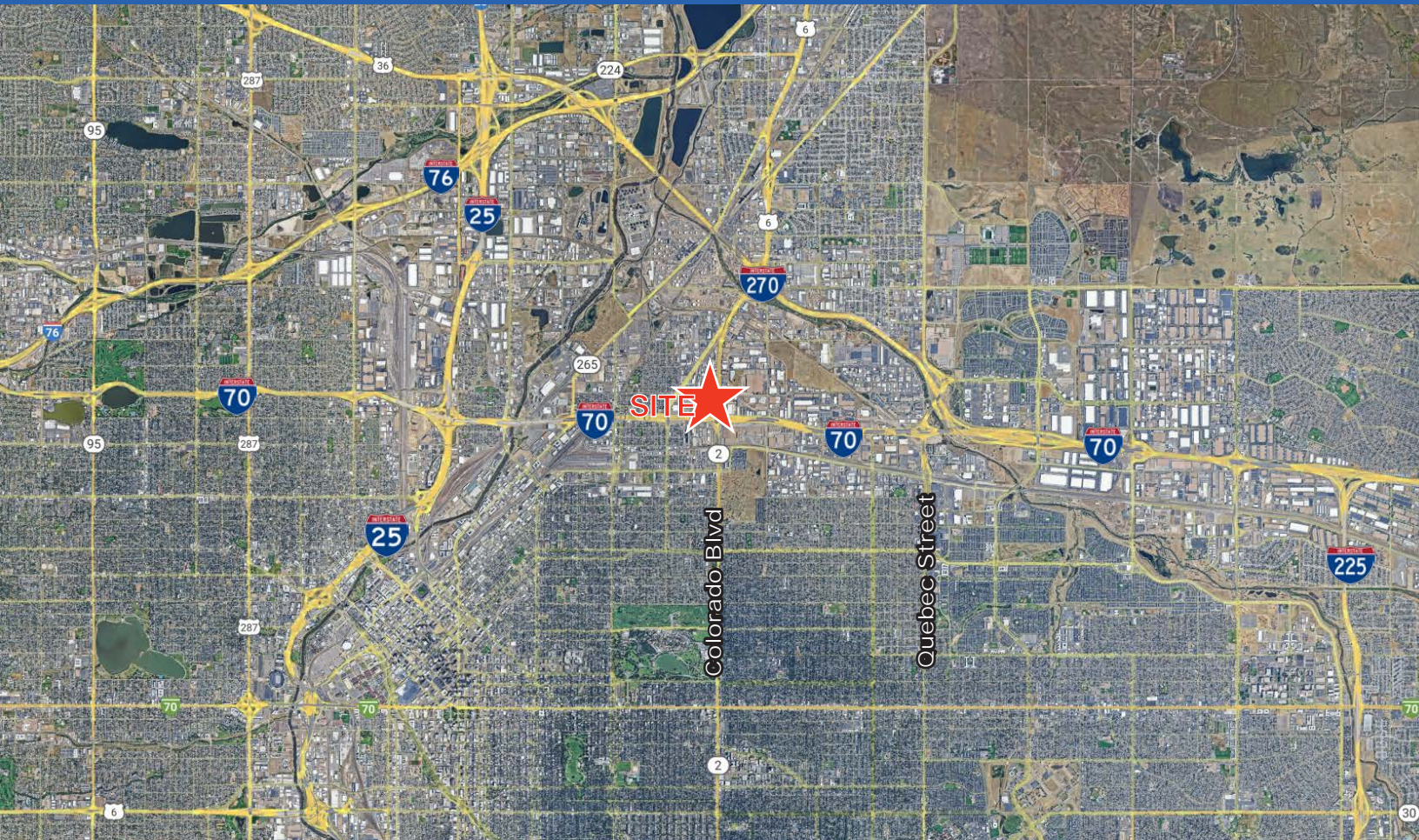
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Location & Area Amenities

- » Strategic Industrial Location: Close proximity to I-70, I-25, and I-270. Easy access to Union Pacific and BNSF rail lines
- » Transportation Infrastructure: Near RTD's N Line (48th & Brighton Station connects to Union Station and downtown), DIA is 15-20 minutes away
- » Emerging Development Zone: National Western Center redevelopment includes 250 AC campus for events, education, and agribusiness



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