

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

# I-70 & Peoria Industrial Building For Sale

4765 Oakland St., Denver, CO 80239



www.FullerRE.com

Aerial Photography: [www.AerialDroneClick.com](http://www.AerialDroneClick.com)

[Click Here on PDF for Drone Video](#)



## SALE INFORMATION

<b>Bldg. Size:</b>	18,040± SF (per Assessor records)
<b>Lot Size:</b>	0.94± AC
<b>YOC:</b>	1973
<b>Zoning:</b>	I-A, UO-2
<b>Taxes:</b>	\$53,577.70 (2023 payable in 2024)
<b>Loading:</b>	1 Dock
<b>Ceilings:</b>	16'
<b>Power:</b>	2,000 amps/480-277 volt/3 phase (TBV by electrician)
<b>Parking:</b>	14 Spaces (side of building)

**\$3,125,000** / (\$173.23/SF)

## PROPERTY NARRATIVE

Located less than a mile northwest of the I-70 & Peoria St exit in the Central East I-70/Montbello industrial market, this well-built industrial building is for sale. The building offers heavy power, significant HVAC capacity and is zoned light industrial district in the City and County of Denver. Great owner user property with the potential to multi-tenant unused square footage. The property has been owner occupied since 2016 and will be delivered vacant at closing.



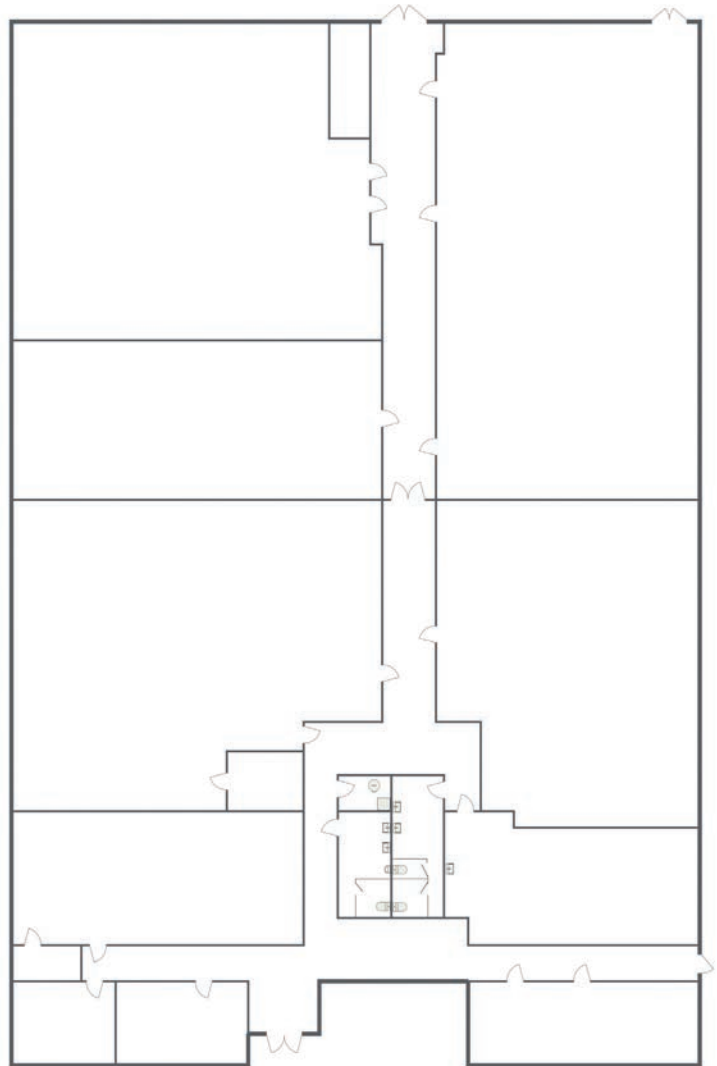
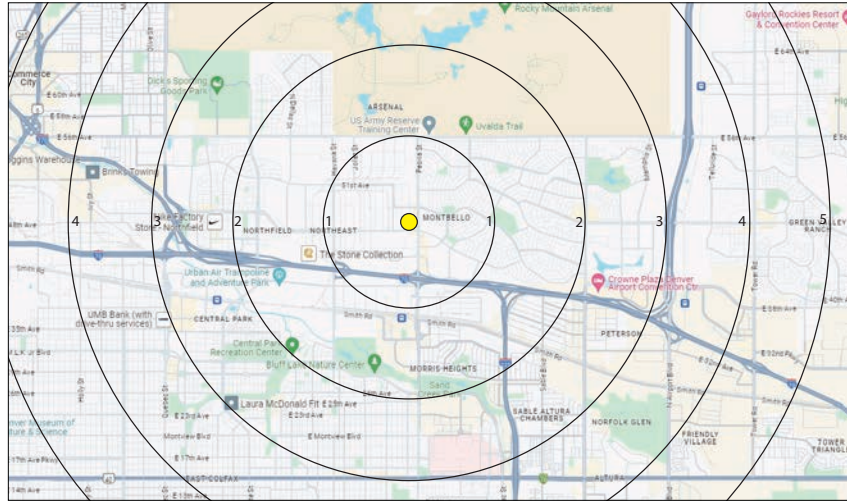
[Click for Denver Zoning Permitted Uses Table](#)

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Floorplan provided as visual reference and may not be 100% accurate.



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	7,081	106,789	378,733
Households	2,511	41,893	170,269
Median HH Income	\$42,435	\$90,490	\$76,011
Median Age	33.70	36.00	36.40
Traffic	139,452 vpd - I-70 at Holly St.		