

An aerial photograph of an industrial property. On the right is a large, long, single-story warehouse with a grey metal roof and light-colored metal siding. It has a large bay door. To the left of the warehouse is an enclosed yard with a blue metal fence. Inside the yard are numerous stacks of materials, including long pipes or rods, and several yellow and orange traffic barrels. In the background, there are other industrial buildings, parking lots with cars, and some trees.

**Excellent
Owner/User
Opportunity**

For Sale: Industrial Warehouse w/ Enclosed Yard

881 E 57th Ave | Denver, CO 80216

\$2,800,000

Colorado Real Estate Brokers is proud to present the opportunity to purchase prime industrial space right off the I-25 in the Denver North submarket. The building, substantially upgraded in 2017, is well suited for a wide range of industrial tenants, including manufacturing and contractor operations.



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Property Details & Highlights

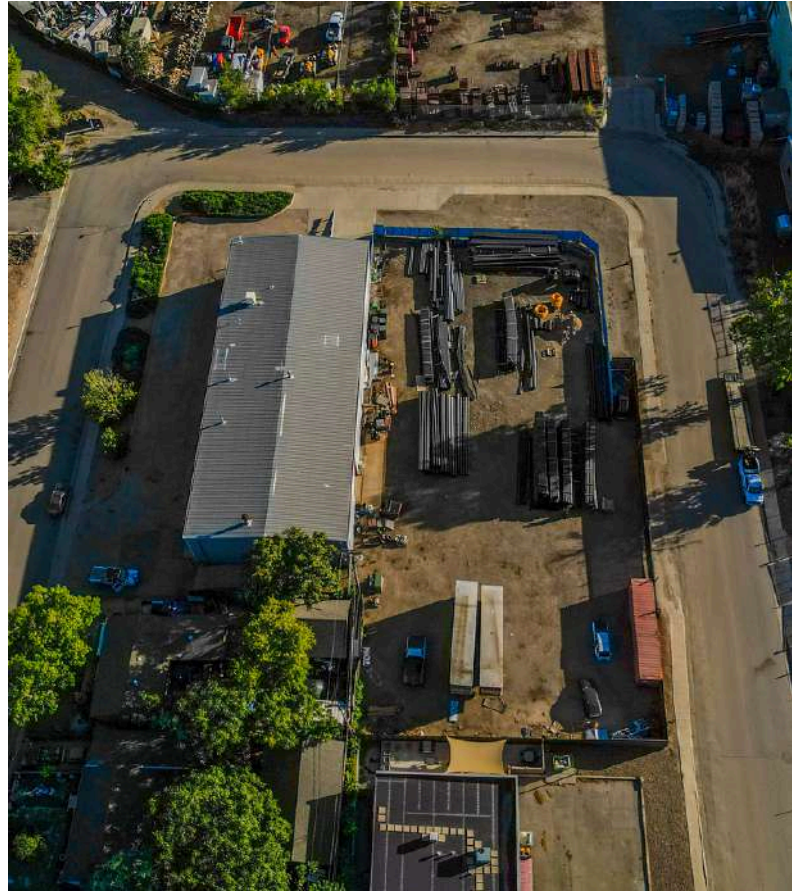


- Current Use: Industrial
- Building Size: 9,000 SF
- Office Area : 10-15% (TBV)
- Lot Size: 1.28 Acres approximately
- Year Built / Renovated: 1984 / 2017
- 3 Drive In Doors: 2 (14' x 14') & 1 (15' x 14')
- Dock High Doors: 1 (8' x 12')
- Clear Height: 15 ft
- 2 Gates
- Heat in Warehouse
- Power: 3 Phase / 480 V & 240 V (TBV)
- Year Built / Renovated: 1984 / 2017
- Cranes: 2 5-ton & 1 3-ton
- Taxes \$36,972.56
- Zoning for Building: I-2 (Unincorporated Adams County)
- Convenient Access to I-25, I-76, I-270, I-70
- Showings: Contact Broker

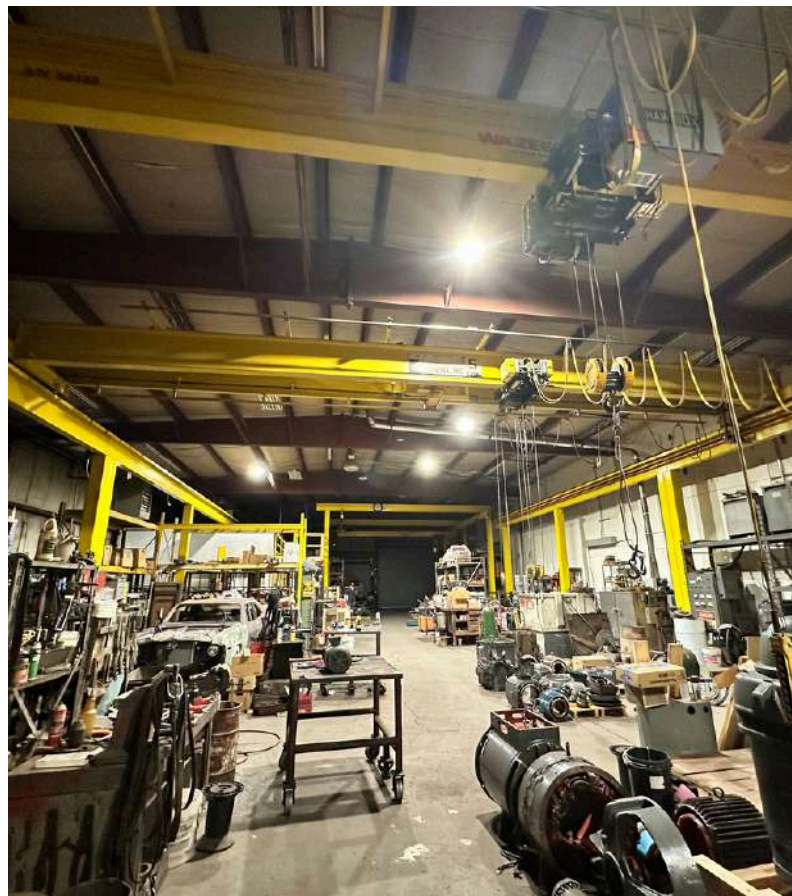
881 E 57th Avenue is a heavy industrial property located in the North Central Denver submarket in an Enterprise Zone. The asset sits on more than 1 acre of fenced, heavy industrial land and benefits from excellent regional freeway connectivity.

The building, substantially upgraded in 2017, is well suited for a wide range of industrial tenants, including manufacturing and contractor operations. A secured yard provides valuable outdoor storage capability. The property is currently under lease, with the existing tenancy extending through June 30, 2026 (Tenant may vacate early)

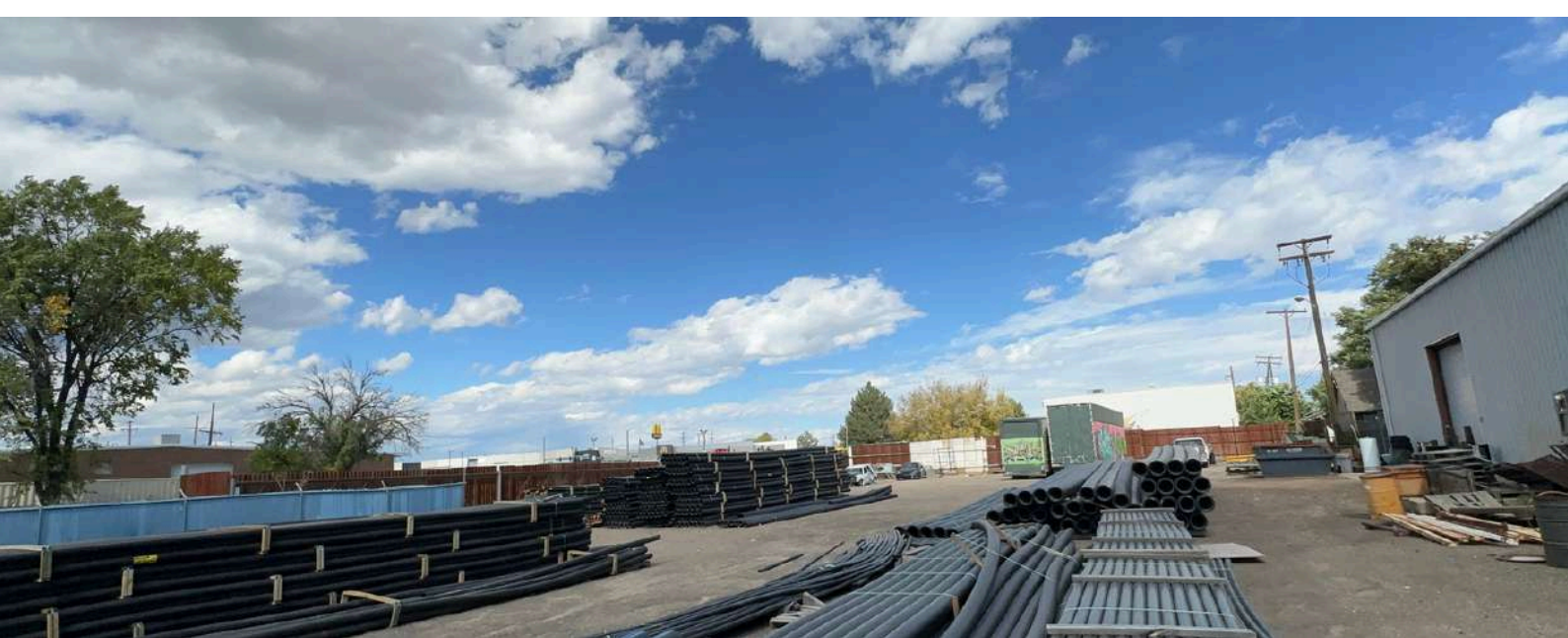
From Above



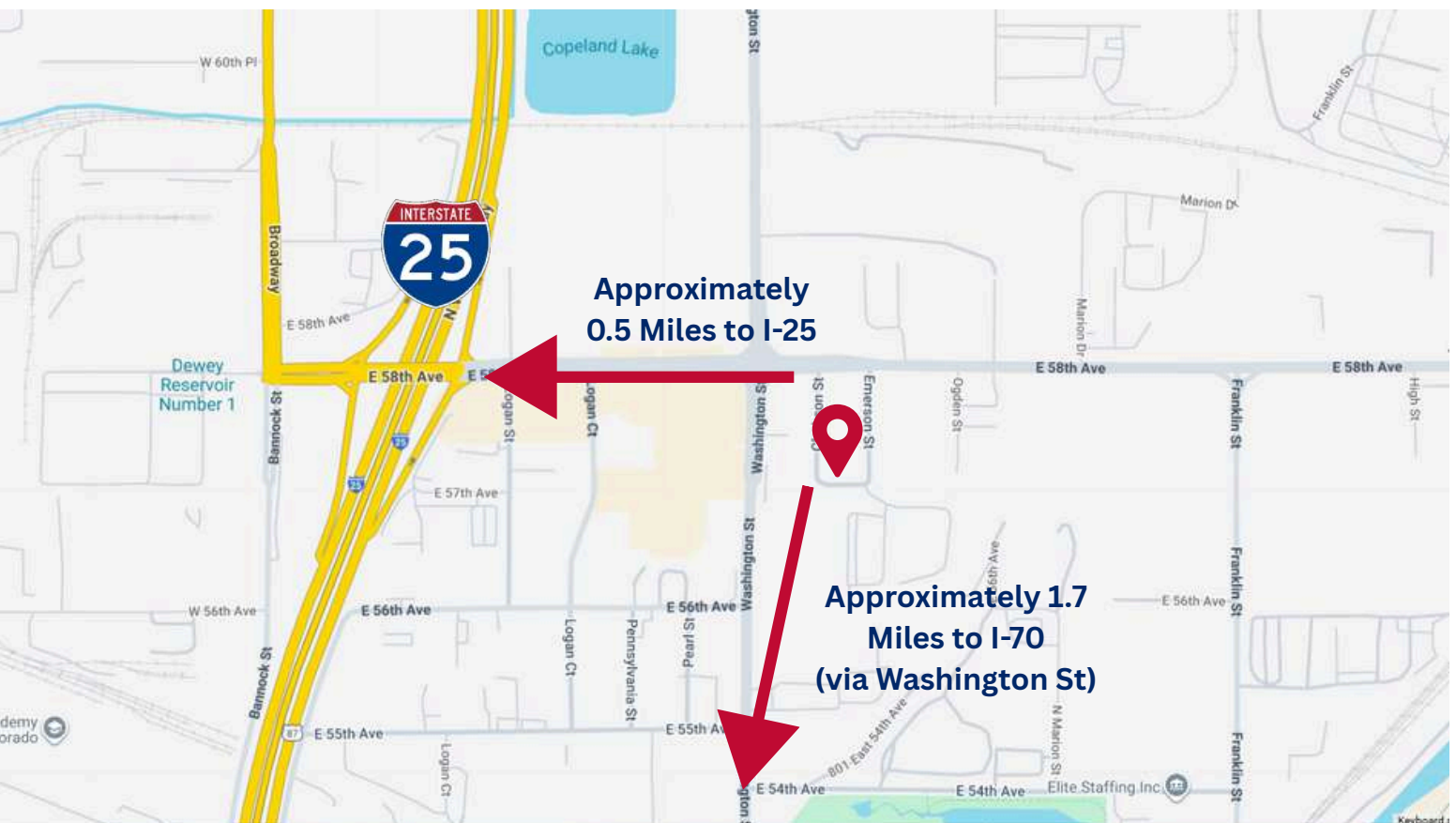
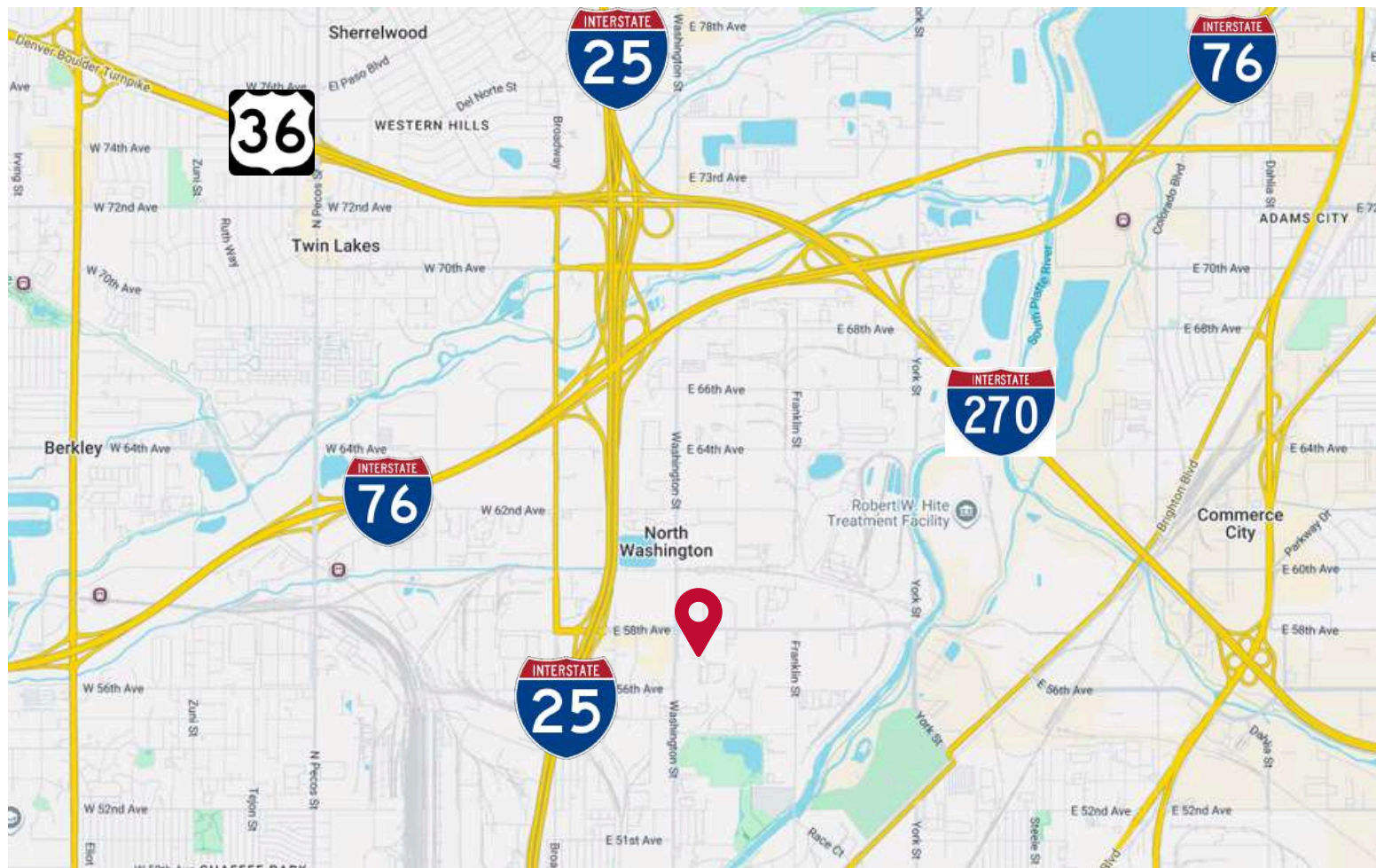
Interior



Yard

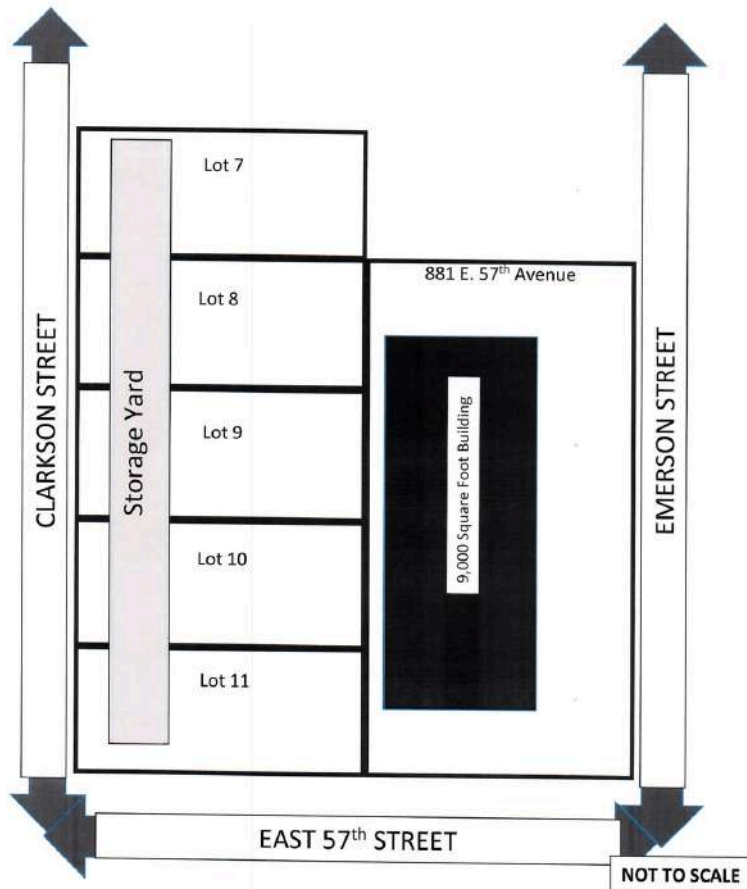


Location: 881 E 57th Ave | Denver, CO 80216



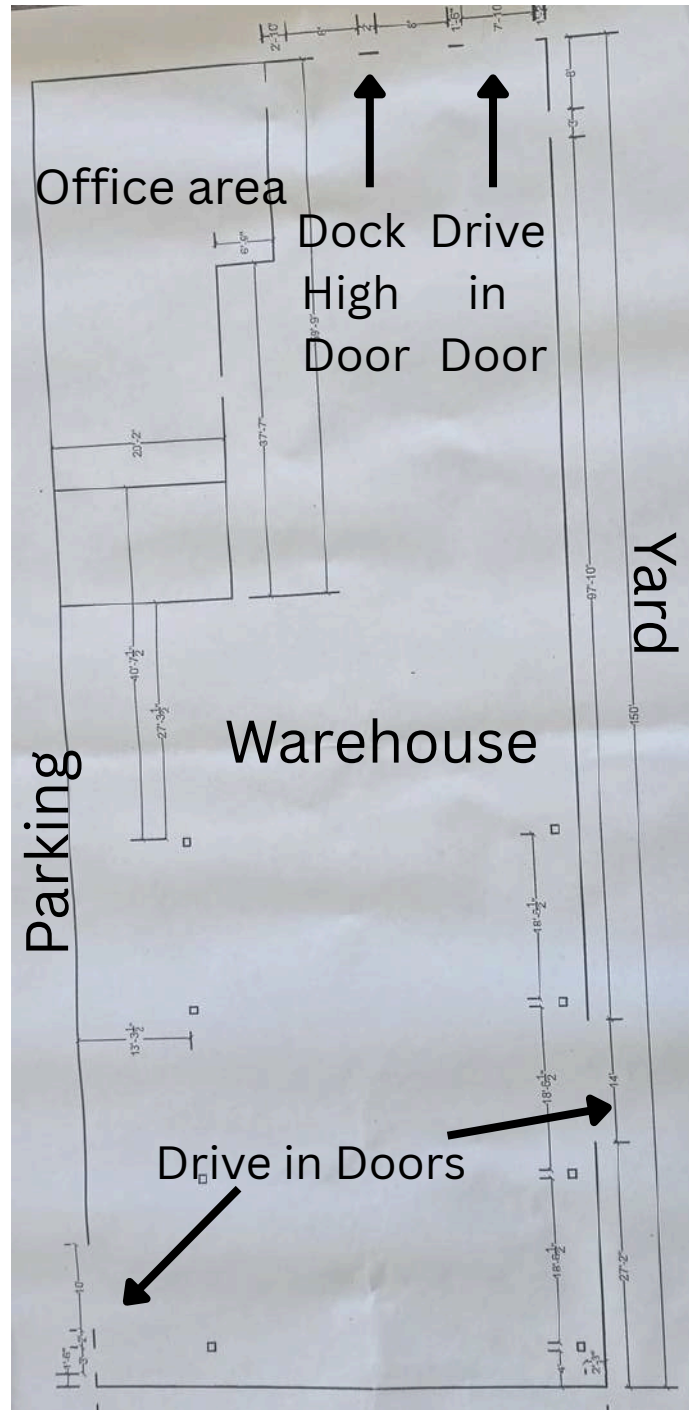
Premise

(Not to Scale)



Floorplan

(Not to Scale)



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The information included has been obtained from sources believed reliable. While we do not doubt the accuracy of the information, it has not been verified and no guarantee, warranty, or representation is being made.