

6600-6650 Smith Road

Denver, CO 80207

■ User Building with Large Fenced Yard or Covered Redevelopment Land Play ■



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Property Info

1

Building

10,160

Square Feet

\$2.997M

Sale Price

Property Summary

6600 – 6650 Smith Road is a 10,160 SF warehouse and distribution facility with approximately 2,000 SF of office sitting on 1.24 Acres with a fenced and paved yard. The property features heavy loading with seven (7) dock high doors and one (1) oversized 14' drive-in door. Located between Monaco and Quebec on Smith Road, the location provides easy access to both I-70, I-225 and I-270. The interior also features a 2,500 SF Cooler which can be taken out or included. Existing tenant is willing to renew their lease or vacate. Flexible I-MX-5 zoning located in an Opportunity Zone makes this site an ideal covered land play for future redevelopment with income in place.

Property Attributes

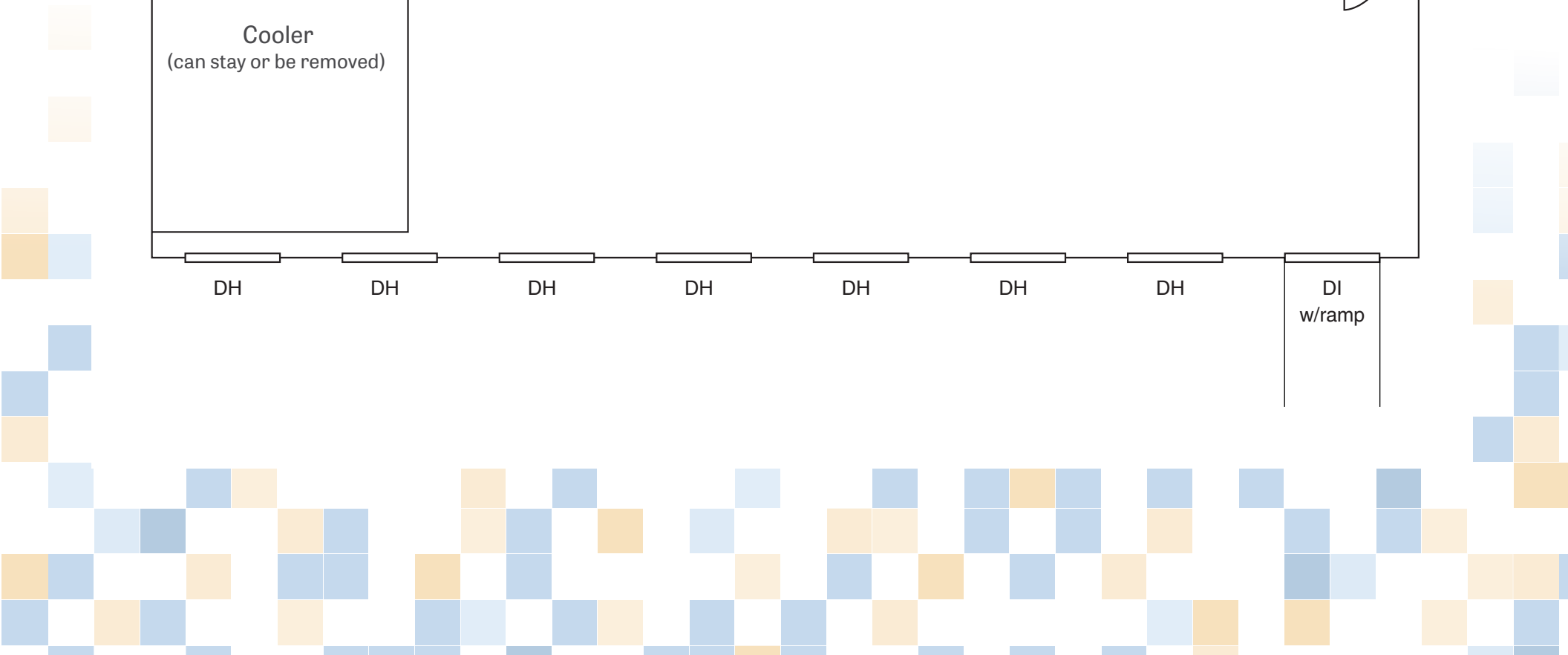
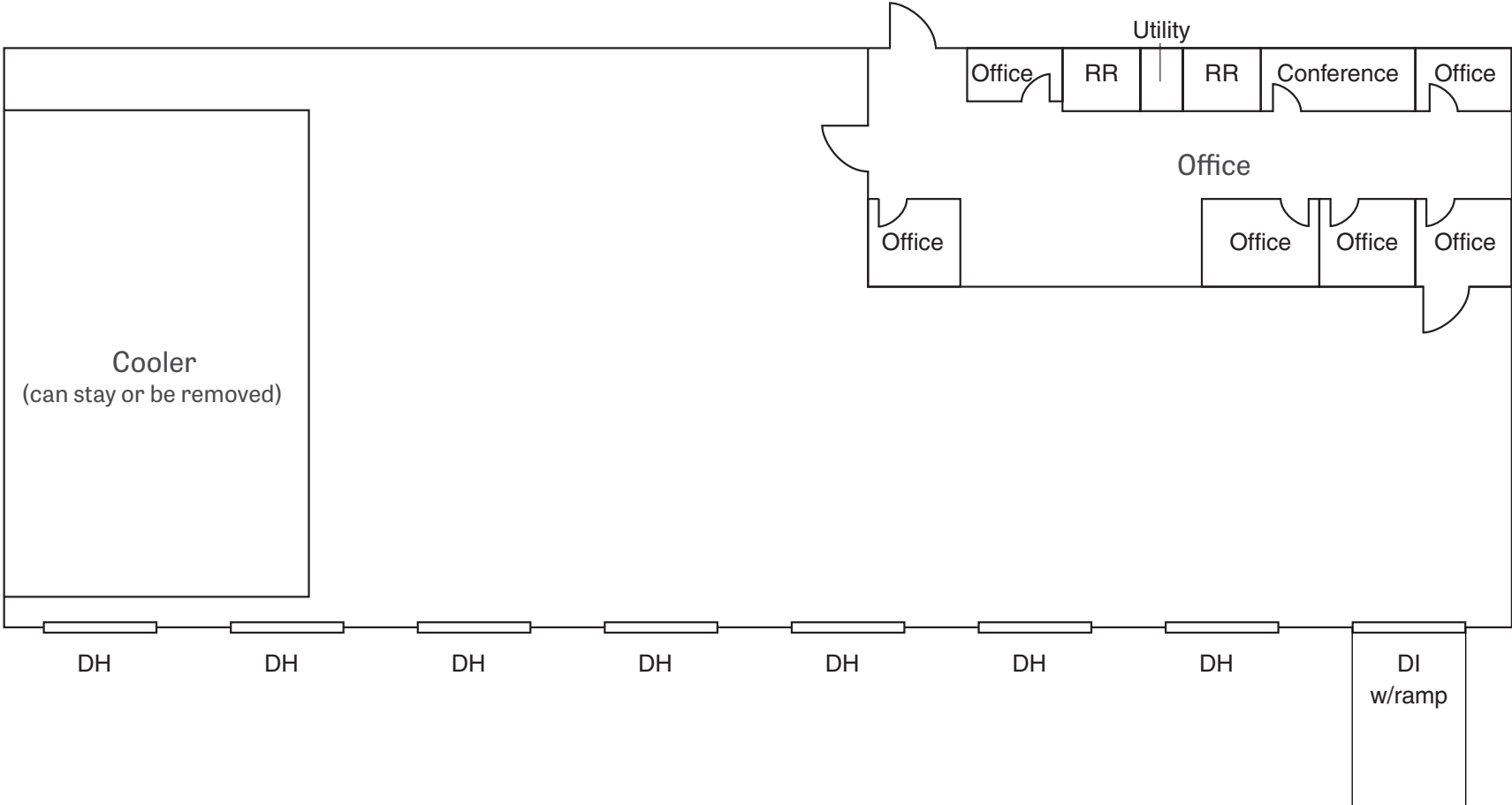
- I-MX-5, UO-2 zoning located in an Opportunity Zone gives the site great redevelopment potential
- 1.24 AC site with approximately 1.0 AC of paved and fenced parking/yard space
- Easily accessible from I-70 and Monaco Parkway
- 16' -18' clear height
- Existing Tenant can stay and lease back or vacate for a user
- 3925 -3929 Niagara St. property directly to the south, 14,185 SF building on 1.35 acre site is also for sale making a great assemblage.

6600-6650

Aerial View

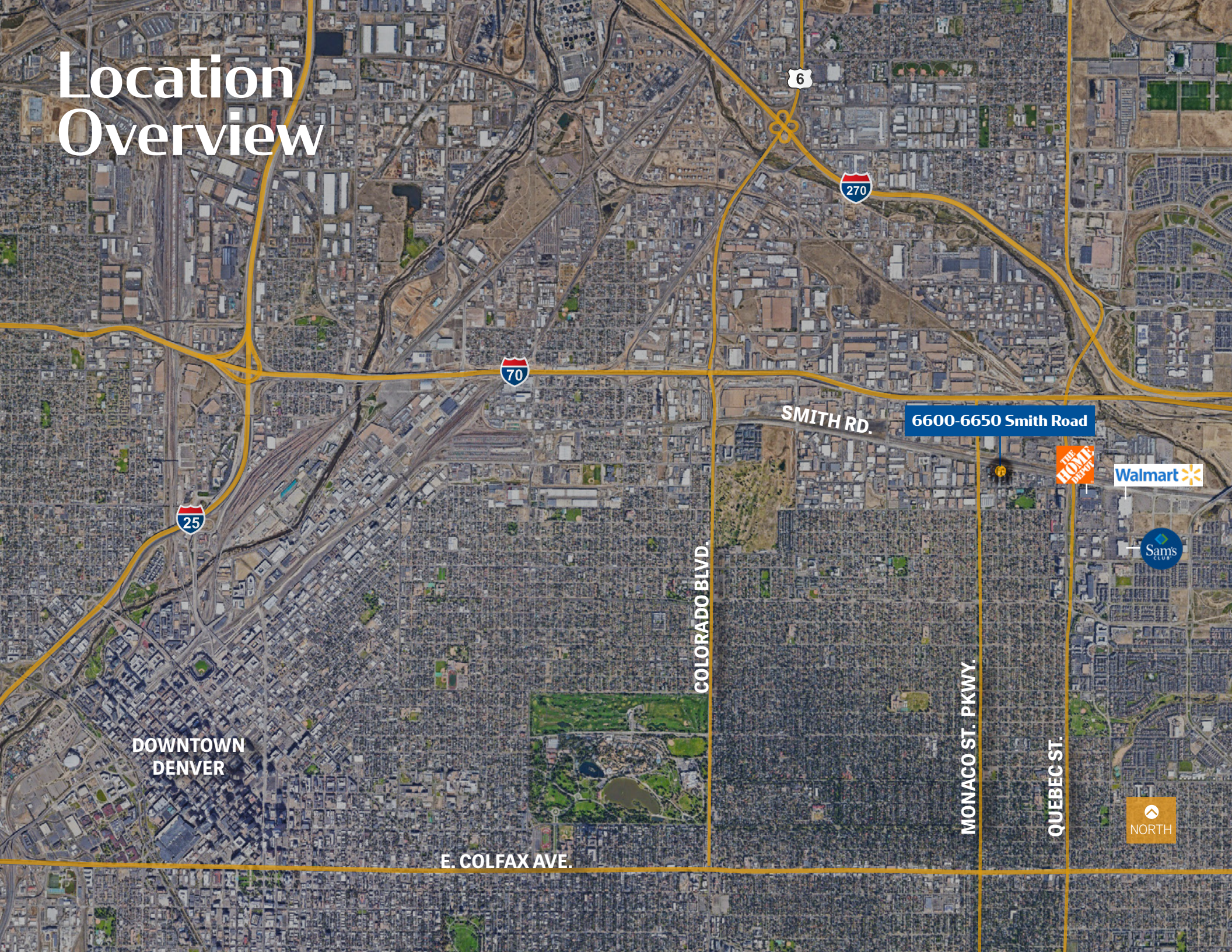


Floorplan





Location Overview



25

70

6

270

DOWNTOWN
DENVER

E. COLFAX AVE.

COLORADO BLVD.

SMITH RD.

6600-6650 Smith Road

MONACO ST. PKWY.

QUEBEC ST.



NORTH

6600-6650 Smith Road

Denver, CO 80207



**BROKERAGE
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