

500 E 62ND AVENUE

DENVER, CO 80216

CENTRAL DENVER'S
PREMIER IOS PROPERTY

DIVISIBLE SITE OPTIONS
FOR LEASE



224,000 VPD





UNMATCHED IOS OPPORTUNITY

We are pleased to announce 500 E. 62nd Avenue is now being offered to market for lease. 500 E. 62nd Avenue is considered one of the best located industrial outdoor storage (IOS) properties in Central Denver offering ideal service building functionality, incredible visibility/signage opportunities to I-25, secured site features, and is located in the heart of Denver's Central Industrial Submarket. The property is within minutes of Downtown Denver and has immediate proximity to all of Denver's major interstates and arterials. 500 E. 62nd Avenue, now under new ownership with IOV Properties, will be delivered to market with thoughtful facility and site upgrades.

WASHINGTON STREET



E 62ND AVENUE

BUILDING 1 HIGHLIGHTS



TOTAL SF	23,048 SF
CLEAR HEIGHT	16'
LOADING	(5) 14' X 14' Grade Level Doors (2) 10' X 10' Half Docks (1) 6' X 10' Grade Level Door (1) 8' X 8' Grade Level Door
TOTAL OFFICE SF	±6,600 SF

BUILDING 2 HIGHLIGHTS



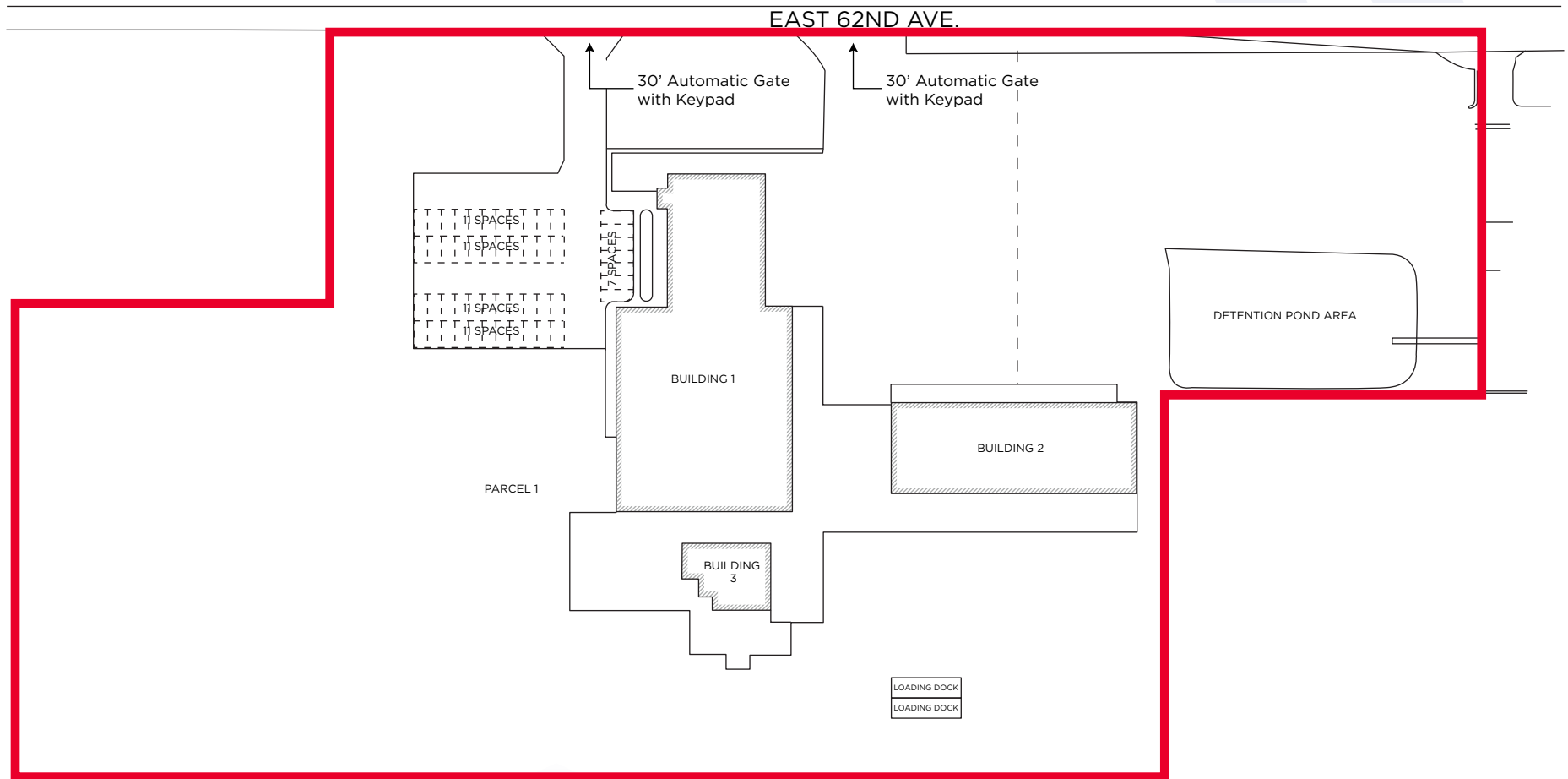
TOTAL SF	10,193 SF
CLEAR HEIGHT	22'
LOADING	(10) 16' X 16' Grade Level Doors 3 Drive-Thru Bays
TOTAL OFFICE SF	±1,300 SF (2 Story)
CRANES	(2) 7.5 Ton Cranes with 15' Hook Height

BUILDING 3 HIGHLIGHTS



TOTAL SF	±2,365 SF
CLEAR HEIGHT	17'
LOADING	(1) 20' X 16' Grade Level Door (1) 16' X 14' Grade Level Door
TOTAL OFFICE SF	None

SITE PLAN



500
E 62ND
AVENUE

DIVISIBLE SITE

500
E 62ND
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SITE A

26,668 SF on 5.32 AC

SITE B

10,193 SF on 3.32 AC

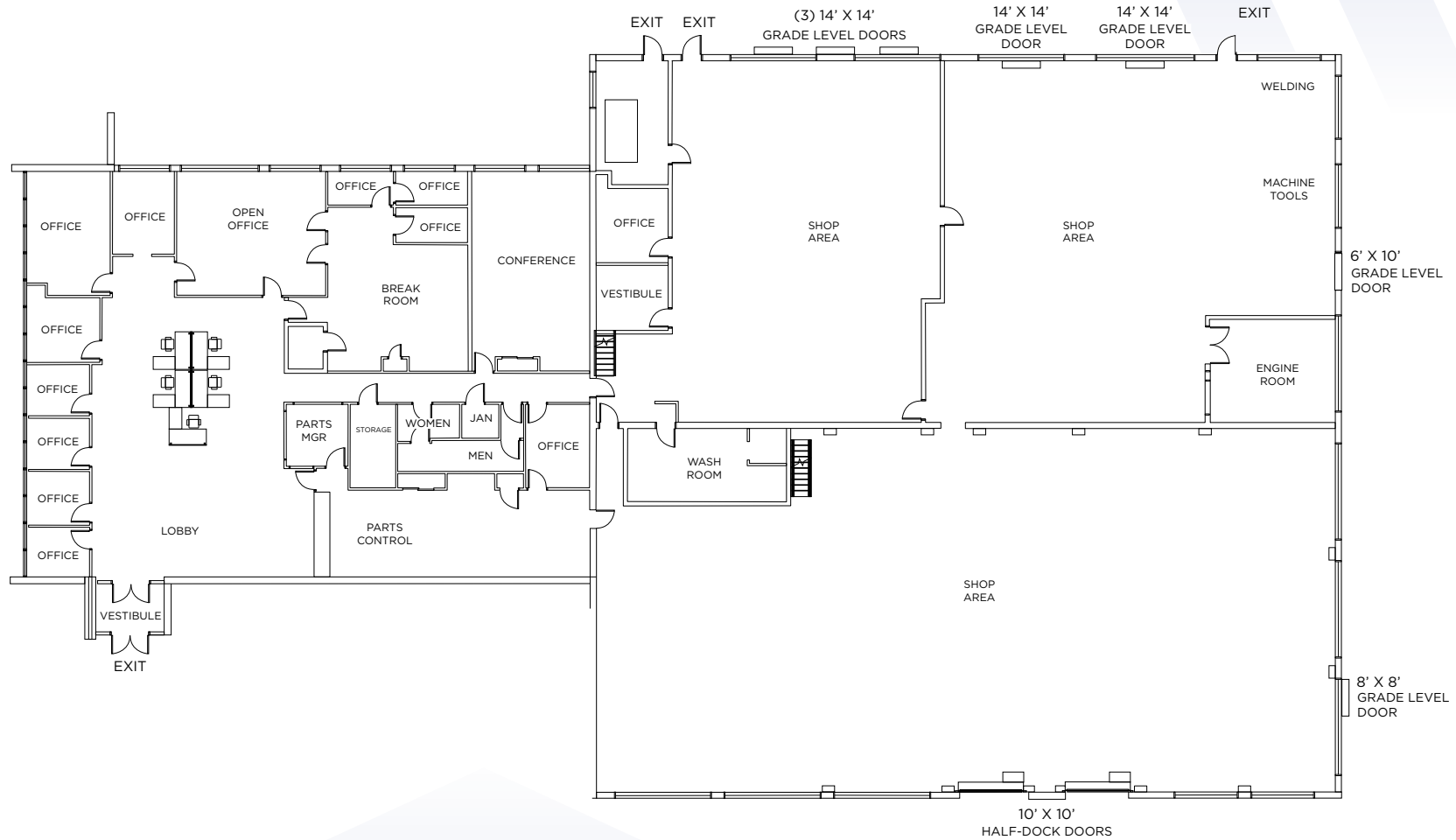
36,861 SF TOTAL ON 8.64 AC

TOTAL SF	10,193 - 36,861 SF (3 Buildings)
TOTAL SITE SIZE	8.64 AC (376,358 SF)
ZONING	I-2 & I-1 (Adams County)
LOADING	Multiple Oversized Grade Level Doors with Dock Platform in Yard
TOTAL OFFICE SF	7,900 SF
POWER	3 Phase (TBV by Electrician)
YARD	Fenced & Gated—Ownership is in the Process of Resurfacing Yard Immediately
2025 TAXES	\$124,724.49

BUILDING HIGHLIGHTS

- » Buildings can be leased separate or together
- » Heavy Industrial Zoning
- » Visibility/Exposure to I-25 with over 224,000 VPD
- » IOS Storage in the Downtown Denver Submarket
- » Fully Fenced & Secured Site with Keypad Security
- » Oversized Automatic Rolling Gates
- » Significant Loading Options with Multiple Oversized Grade and Dock High Capabilities

BUILDING 1 FLOOR PLAN



500
E 62ND
AVENUE

UNMATCHED INTERSTATE ACCESS



DRIVE TIMES/MILES

- » **I-270** 5 Mins 3.7 Miles
- » **I-25** 2 Mins 2.9 Miles
- » **US-36** 15 Mins 15.5 Miles

- » **I-76** 5 Mins 2.3 Miles
- » **Downtown Denver** 10 Mins 5.4 Miles
- » **Denver International Airport** 26 Mins 19 Miles



BROKERAGE CONTACTS

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