

FOR SALE | OWNER-USER OPPORTUNITY

EXCLUSIVE OFFERING



Paris Street Industrial Warehouse

4775 Paris Street, Denver, CO 80239

\$2,695,000

ASKING PRICE

16,674 SF

BUILDING AREA

1.14 AC

LOT SIZE

\$161.63/SF

PRICE PER SF

Colorado Hospitality Services, Inc. | Confidential Offering Memorandum

The information contained herein reflects Seller's current actual knowledge as of the date of this document and has been obtained from sources believed to be reliable. No representation or warranty, express or implied, is made as to accuracy or completeness. Certain building characteristics are based on visual observation and are subject to independent buyer verification. See Page 7 for full disclosure.

PROPERTY OVERVIEW

EXECUTIVE SUMMARY

Colorado Hospitality Services, Inc. is pleased to present for sale this 16,674 SF freestanding industrial warehouse on a 1.14-acre lot at 4775 Paris Street in Denver's Montbello industrial corridor. The property features flexible I-A zoning, three grade-level drive-in doors, 12-foot clear heights, heavy 800-amp three-phase power, and a fully sprinklered building with HVAC throughout.

Built in 1974 and renovated in 2018, the building is delivered vacant with no lease encumbrances, making it ideal for immediate owner-user occupancy or investor repositioning. The site offers abundant paved yard space, 32 parking spaces, and direct access to I-70, Pena Boulevard, and Denver International Airport — positioning it within one of Denver's most vital logistics corridors.

INVESTMENT HIGHLIGHTS

- Freestanding single-tenant industrial building with full yard and parking on 1.14 acres
- Three grade-level drive-in doors with 12 FT clear height — ideal for light manufacturing, distribution, or fleet ops
- Heavy 800A, 120–480V, 3-phase electrical service with bus ducts throughout
- Fully sprinklered building with HVAC in warehouse and office areas; 100% climate-controlled
- Renovated in 2018; includes finished office, conference room, and open warehouse
- Flexible I-A zoning permits warehouse, manufacturing, contractor, fleet storage, and service uses
- Small-bay segment ($\leq 20,000$ SF) outperforming broader Denver market with ~5% vacancy vs. ~9% overall
- Prime location: <2 miles to I-70, 12 miles to DIA, near I-225 and Peña Blvd interchanges

PROPERTY FACTS

Asking Price	\$2,695,000	Building Area	16,674 SF
Price Per SF	\$161.63	Stories	1
Sale Type	Owner-User / Lease Option	Year Built / Renovated	1974 / 2018
Property Type	Industrial Warehouse	Tenancy	Single-Tenant
Building Class	B	Parking	32 Spaces (1.92/1,000 SF)
Lot Size	1.14 Acres (49,811 SF)	Clear Ceiling Height	12 Feet
Zoning	I-A (Industrial)	Drive-In Doors	3 (Grade-Level)
APN / Parcel ID	1144-08-008	Fire Protection	Fully Sprinklered

BUILDING SPECIFICATIONS

CONSTRUCTION & STRUCTURAL DETAILS

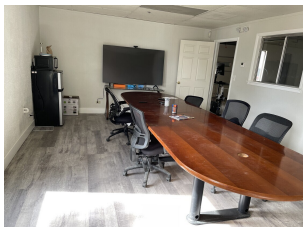
NOTICE: SUBJECT TO BUYER VERIFICATION

Construction details below are based on visual observation, publicly available data, and typical characteristics for the building era and type. They have not been independently verified by engineering inspection and are not warranted by Seller or Broker. Prospective buyers should conduct independent inspections prior to purchase. See Page 7 for full disclosure.

Foundation	Concrete slab-on-grade (typical for era/type)
Structural Frame	Steel bar joist and beam construction (observed)
Exterior Walls	Concrete masonry unit (CMU) with brick veneer facade (observed)
Roof Structure	Steel bar joist with metal deck; flat/low-slope profile (observed)
Roof Covering	Built-up or modified bitumen membrane (typical for era/type)
Clear Height	12 feet to underside of structural steel
Floor	Sealed concrete slab throughout warehouse areas
Office Finish	LVP flooring, drop ceiling with fluorescent lighting
Loading	Three (3) grade-level drive-in doors (approx. 10' x 12')
Fire Protection	Fully sprinklered wet-pipe system throughout
HVAC	Rooftop packaged units; warehouse and office; 100% climate controlled
Electrical	800-amp, 120/208V–480V, 3-phase service with bus ducts
Plumbing	Restrooms in office area; city water and sewer connections
Security	Installed security system
Insulation	Batt insulation in roof assembly (typical for era/type)
Parking Surface	Asphalt paving with concrete curb and sidewalk

UTILITIES & SERVICES

Gas	Natural gas — Xcel Energy
Electric	Xcel Energy — 800A 3-phase; separately metered suites
Water	City and County of Denver Water
Sewer	City and County of Denver Wastewater
Heating	Gas-fired rooftop HVAC units
Cooling	Packaged rooftop A/C units — 100% air conditioned
Metering	Individual meters in place; easily demisable to smaller units



Conference Room / Office Area



Open Office Space (Renovated 2018)

LOCATION & MARKET OVERVIEW

STRATEGIC LOCATION

Situated in Denver's Montbello industrial corridor within the Northeast/Airport submarket, 4775 Paris Street offers exceptional logistics positioning. The property sits less than two miles south of Interstate 70 at the I-70/I-225/Peña Boulevard interchange — one of the most critical freight and distribution nodes in the Denver metro. Denver International Airport is approximately 12 miles northeast, accessible via Peña Boulevard in under 20 minutes. Downtown Denver is approximately 11 miles to the west via I-70.

KEY PROXIMITIES

Interstate 70	< 2 miles south	Downtown Denver	~11 miles (20 min via I-70)
I-225 Interchange	< 2 miles	Peoria Station (A Line Light Rail)	~0.5 miles
Peña Boulevard / DIA Connector	~3 miles	University of Colorado Hospital	~4 miles south
Denver International Airport	~12 miles (20 min)	I-270 / US-36 Corridor	~5 miles

DENVER INDUSTRIAL MARKET SNAPSHOT

Denver's industrial market is positioned for recovery. While overall vacancy reached approximately 8–9% in Q4 2025 (the highest in a decade), this is driven primarily by larger-format speculative deliveries — not broad demand erosion. The small-bay segment under 20,000 SF significantly outperforms, maintaining vacancy near 5%, over 300 basis points below the broader market.

Speculative construction has slowed dramatically, with new starts falling to decade lows. Analysts project vacancy compression beginning mid-2026 as existing inventory absorbs and limited new supply enters the market. Average industrial sale pricing in Denver sits at approximately \$165/SF, with assets in the Montbello/Airport submarket trading at competitive premiums given proximity to DIA and the I-70 corridor.

~8.1%

Overall Vacancy
(Q4 2025)

~5.0%

Small-Bay Vacancy
(<20,000 SF)

\$165/SF

Avg. Sale Price
(Denver Industrial)

\$8.96/SF

Avg. Lease Rate
(NNN, Denver)

ZONING & PERMITTED USES

I-A Industrial zoning allows a broad range of uses including:

Warehouse & Distribution	Light Manufacturing	Contractor Operations	Fleet Storage & Parking
Industrial Service & Repair	Loft Creative / Maker Space	General Storage	Office / Flex Use

PHOTO GALLERY



Exterior — Drive-In Doors & Loading Area



Exterior — Front Facade & Entry



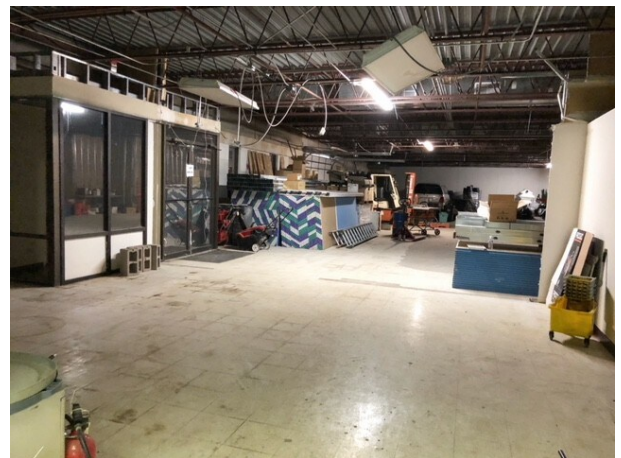
Exterior — Street View & Parking



Interior — Open Warehouse (12 FT Clear)



Interior — Warehouse Bay with Drive-In Access



Interior — Warehouse Space & Storefront Glazing

FOR SALE

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\$2,695,000

16,674 SF | 1.14 Acres | I-A Zoning | \$161.63/SF

CONTACT

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DISCLOSURE & DISCLAIMER

SUBJECT TO VERIFICATION: Certain information in this Offering Memorandum, including but not limited to construction type, structural details, roof system, foundation type, insulation, and other physical building characteristics, has been characterized based on visual observation, publicly available data, and typical construction methods for the building's era and type. Such information has not been independently verified by engineering inspection, and neither Seller nor Broker makes any representation or warranty, express or implied, as to its accuracy or completeness. Prospective buyers are advised to conduct their own independent inspections and investigations, including without limitation structural, environmental, mechanical, and roof condition assessments, prior to purchase.

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CONFIDENTIALITY: This Offering Memorandum has been prepared by Colorado Hospitality Services, Inc. for the sole purpose of soliciting offers to acquire the property described herein. This document is confidential and intended only for the party to whom it is provided. The owner reserves the right to withdraw the property from the market, change the asking price, or reject any offer without notice. This is not intended to be an offer to sell or a solicitation of an offer to buy in any jurisdiction where prohibited by law.
