

# 5757 E. 42nd Ave.

Denver, CO 80216

## INDUSTRIAL WAREHOUSE FOR LEASE

9,337 SF | 0.39 AC

Fenced, secured yard with both dock-high and drive-in loading options

Central Denver location with excellent highway access

Recent exterior paint and new LED lighting upgrades




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**9,337 SF**  
0.39 AC

LEASE RATE:  
**\$7.50 + NNN**



*5757 E 42nd Ave, Denver, CO 80216 is an industrial warehouse property in the Park Hill area, offering strong highway access to I-70 and flexible loading options suitable for industrial uses such as manufacturing and distribution.*

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## PROPERTY DETAILS

Full Dock

Half Dock

Drive-In



RBA:  
9,337 SF



Yard/Parking  
Lot Space:  
7,440 SF



Land:  
0.39 AC



Year Built:  
1965



Warehouse:  
6,708 SF



Loading:  
1 Grade Level, 1 Dock  
Height, 2 Pickup Height



Office/  
Showroom:  
2,592 SF



Warehouse Height:  
17' slopes down to 13'



Mezzanine above  
Showroom:  
2,592 SF

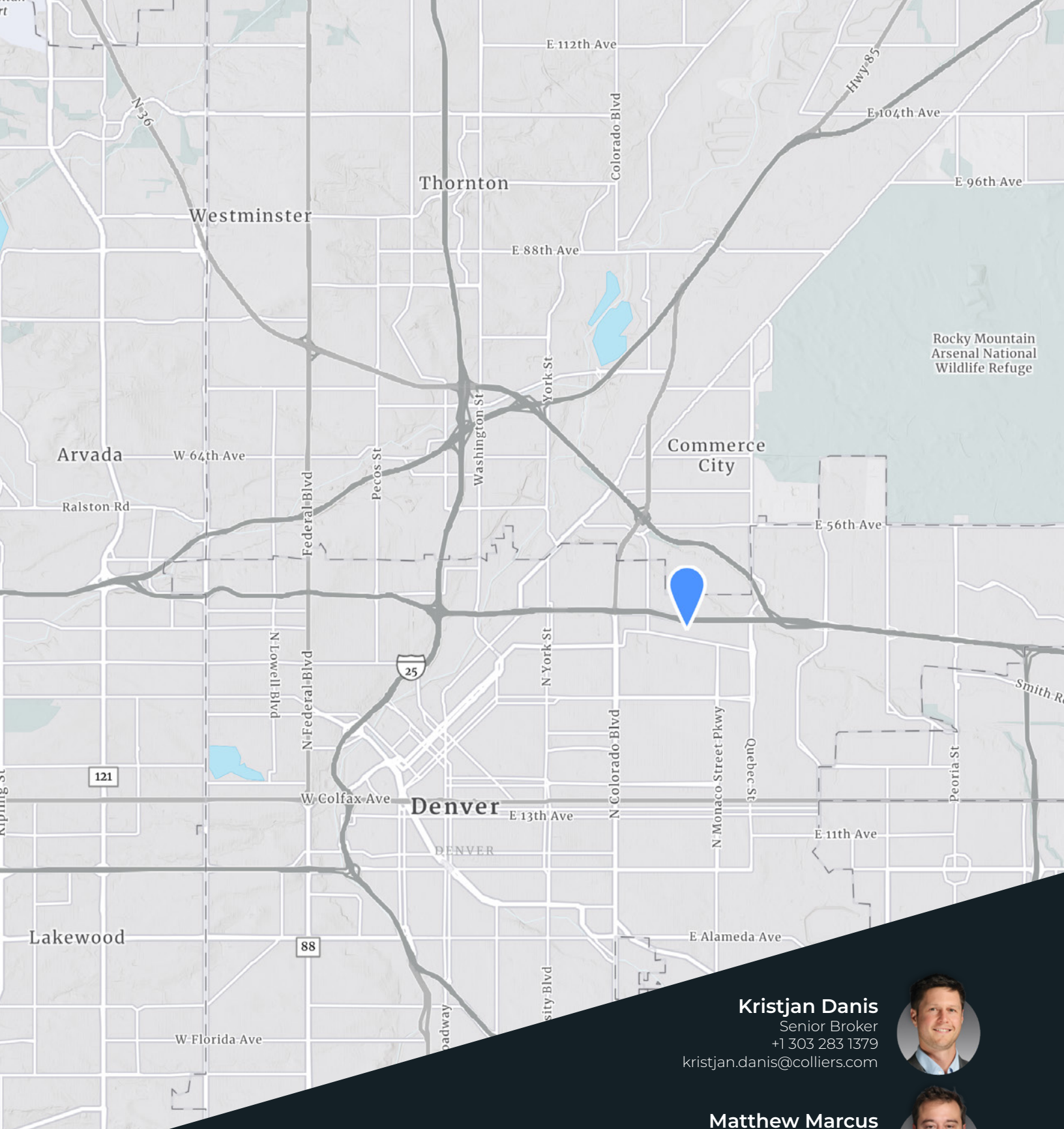


Zoning:  
I-B



Bathroom:  
None

E. 42ND AVE.



Rocky Mountain Arsenal National Wildlife Refuge

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