

Kentwood
Commercial

5475

**N PEORIA STREET, 3-102
DENVER | COLORADO**

**Available for Sale -
Flex/Warehouse Condo
\$330,000**

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SALE SUMMARY

Flex/Warehouse Condo Opportunity with Excellent Highway Access

Position your business in this versatile 1,810-square-foot flex/warehouse condominium located within Peoria Plaza Business Park. Featuring highly desirable Peoria Street frontage, the property offers an efficient combination of office and warehouse space, making it ideal for owner-users seeking a functional facility for light industrial, contractor, service, distribution, or flex operations. The thoughtfully designed layout includes a welcoming reception area, private office, open workroom, and warehouse with a 10-foot overhead drive-in door, providing flexibility for a wide range of commercial uses.

The warehouse offers 14-foot clear heights and 100-amp, 120/208-volt electrical service, while approximately 25 shared surface parking spaces provide convenient access for employees and visitors. Strategically located with immediate access to Interstate 70, Interstate 225, and Denver International Airport, the property offers exceptional regional connectivity throughout the Denver metro area. Combining excellent visibility, efficient functionality, and a highly accessible location, this industrial flex condominium presents an outstanding opportunity for an owner-user or investor seeking a well-positioned commercial asset.

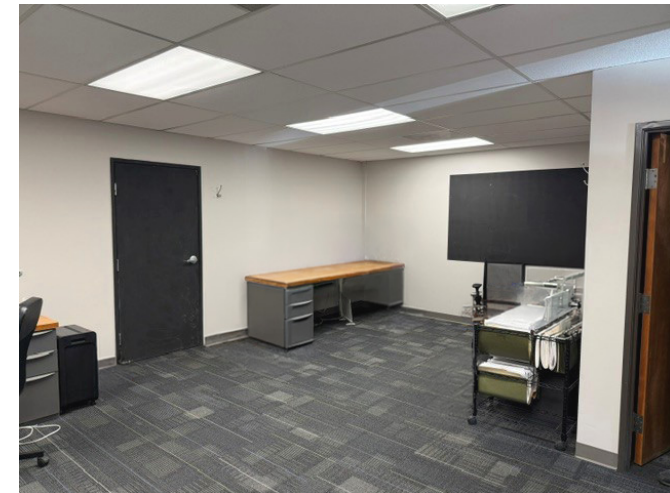
Property Highlights

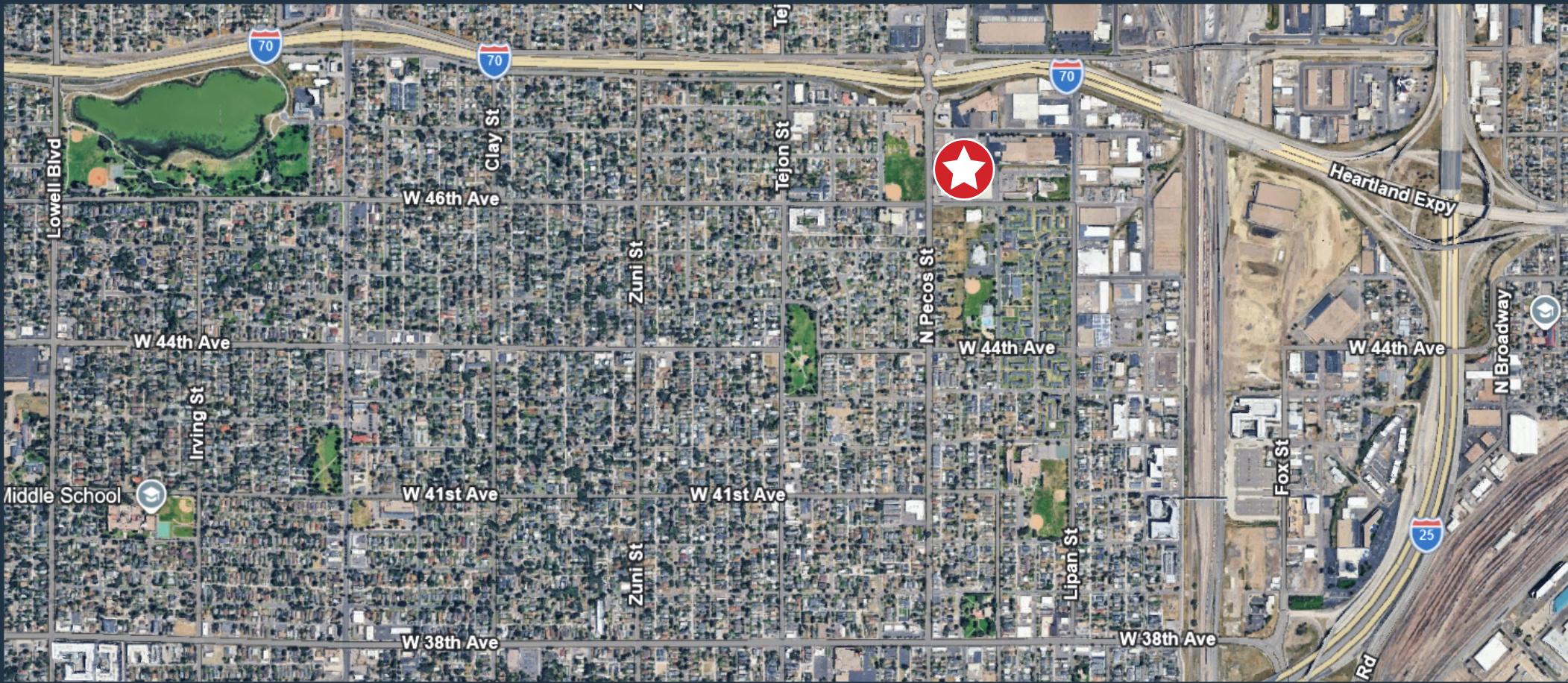
- » **1,810 SF industrial flex condominium**
- » **Peoria Street frontage**
- » **Reception area and private office**
- » **Open workroom and warehouse**
- » **10' overhead drive-in door**
- » **14' clear warehouse height**
- » **100-amp, 120/208V electrical service**
- » **Approximately 25 shared parking spaces**
- » **Located in Peoria Plaza Business Park**
- » **Minutes to I-70, I-225 & Denver International Airport**



SALES PRICE	\$330,000
SPACE AVAILABLE	1,810 SF
PROPERTY TYPE	Flex/Warehouse Condo
STORIES	1
YEAR BUILT	1985
PARKING	Shared Surface Lot
SUBMARKET	Montbello
ZONING	I-O
OA DUES (EST.)	\$549.69 Month

SPACE PHOTOS





DEMOGRAPHICS

Population 2025	1 mi	9,822	Average Household Income	1 mi	\$87,943	Daytime Businesses	1 mi	551
	2 mi	34,250		2 mi	\$123,970		2 mi	1,364
	3 mi	69,188		3 mi	\$132,967		3 mi	3,041
Median Age	1 mi	31.7	Daytime Employees	1 mi	6,268	Consumer Spending	1 mi	\$85,087,739
	2 mi	33.2		2 mi	18,354		2 mi	\$368,834,509
	3 mi	34		3 mi	36,104		3 mi	\$812,632,014

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