



FOR LEASE:

Single Tenant Industrial Warehouse

3901 E 41ST AVE

Denver, CO 80216

PRESENTED BY:

RYAN BENGFORD

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$11NNN
BUILDING SIZE:	9,928 SF
AVAILABLE SF:	9,928 SF
OFFICE SPACE:	3,000 SF
DOCK HIGH DOORS:	6
CEILING HEIGHT:	18'
ZONING:	I-A

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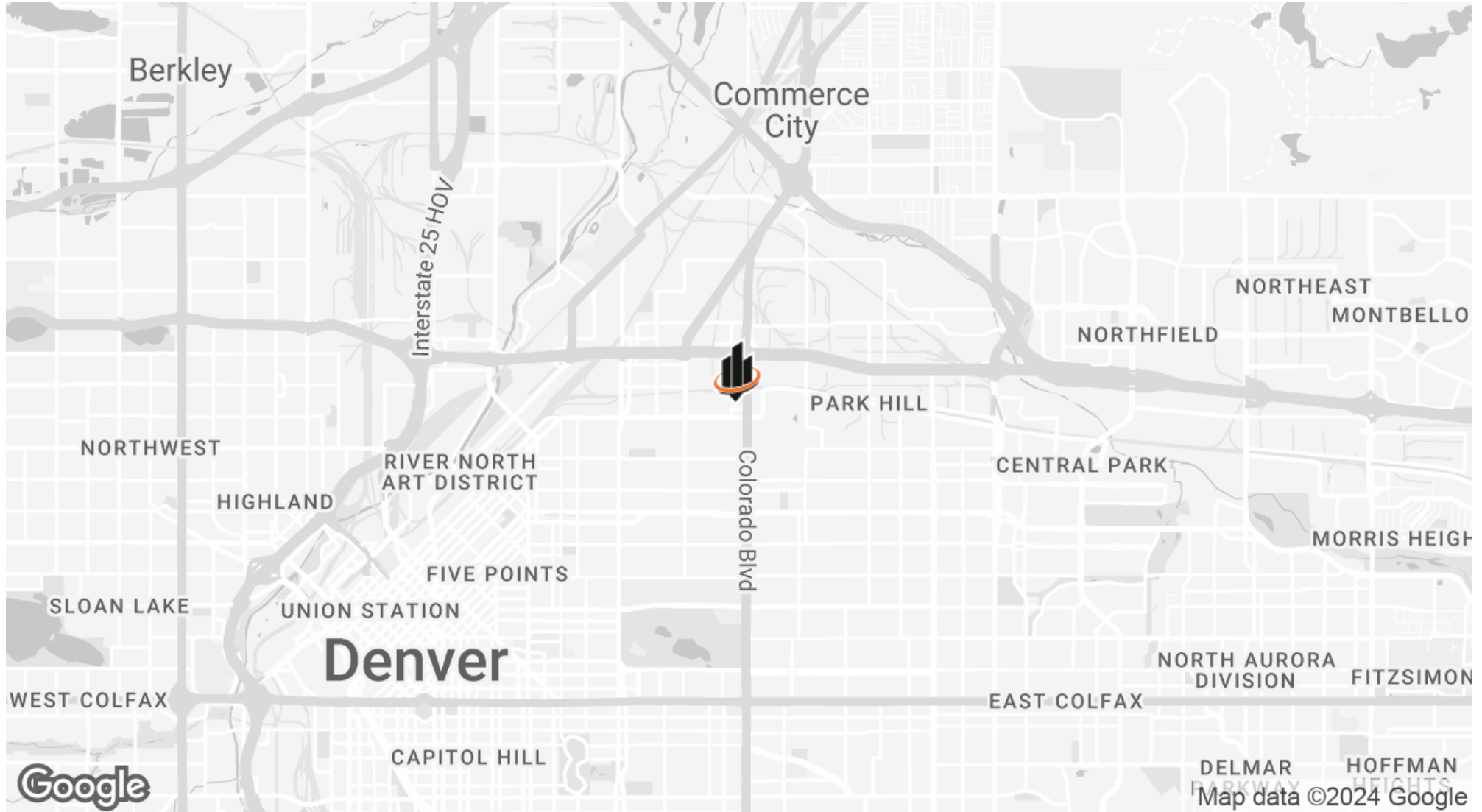
PROPERTY DESCRIPTION

SVN Denver Commercial is pleased to present a prime leasing opportunity: a single-tenant industrial warehouse spanning 10,000 SF, including 3,000 SF of office and reception space. This property provides convenient access to Colorado Blvd and I-70 and is just 25-minutes from Denver International Airport.

PROPERTY HIGHLIGHTS

- 6 Dock High Doors | 18 Foot Clear Height
- Abundance Of Storage and Parking | Small Fenced Yard
- Multiple Offices and Conference Rooms | Reception Area
- Close Proximity To I-70, Denver International Airport, and the Denver Metro Area
- Perfect For Multiple Uses | Distribution | Manufacturing | Warehouse

REGIONAL MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

1 MILE 3 MILES 5 MILES

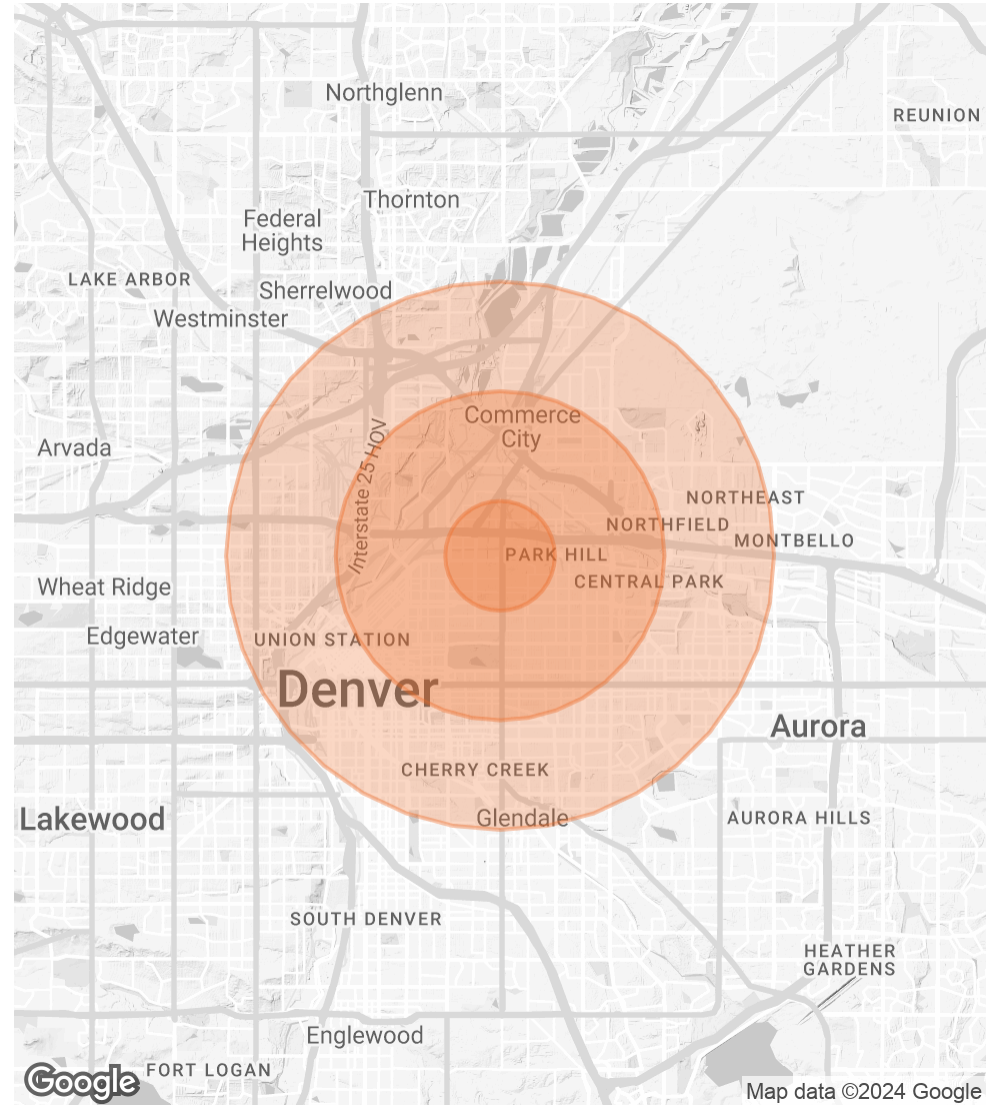
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,326	128,367	378,039
AVERAGE AGE	36	37	38
AVERAGE AGE (MALE)	0	0	0
AVERAGE AGE (FEMALE)	0	0	0

HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,181	58,842	175,903
# OF PERSONS PER HH	2.7	2.2	2.1
AVERAGE HH INCOME	\$94,143	\$129,428	\$134,464
AVERAGE HOUSE VALUE	\$616,857	\$761,331	\$802,468

Demographics data derived from AlphaMap



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