

FOR SALE OR LEASE

5909-5915 Broadway
Denver, CO 80216

This property is in the enterprise zone with immediate highway access to I-70, I-25, I-76 and I-270. It has well distributed power and air lines and also rail spur. The facility has approximately 7,000 SF of newly installed Freezer/Cooler with (18) next-gen all temp units with fully insulated wall panels & new unit piping & cooling infrastructure.

Highlights

Available:	9,216 SF - 49,968 SF (57,292 SF with Mezzanine)
Main Level Office:	968 SF - 3,669 SF
Mezzanine Office:	7,380 SF (Not Included in Rentable SF)
Warehouse:	7,753 SF - 46,243 SF
Sale Price:	Contact Broker
Base Rent:	\$8.75/SF - \$11.00/SF NNN
2026 NNN:	\$5.31/SF
Ceiling Height:	24'-10"
Loading:	5 Drive-In Doors 6 Dock Doors
Sprinkler System:	Yes
Electrical Service	800 Amps, 120/208 4W 3-Phase
Yard:	Yes
Zoning:	I-2



