

# 3600

EAST 45TH AVENUE

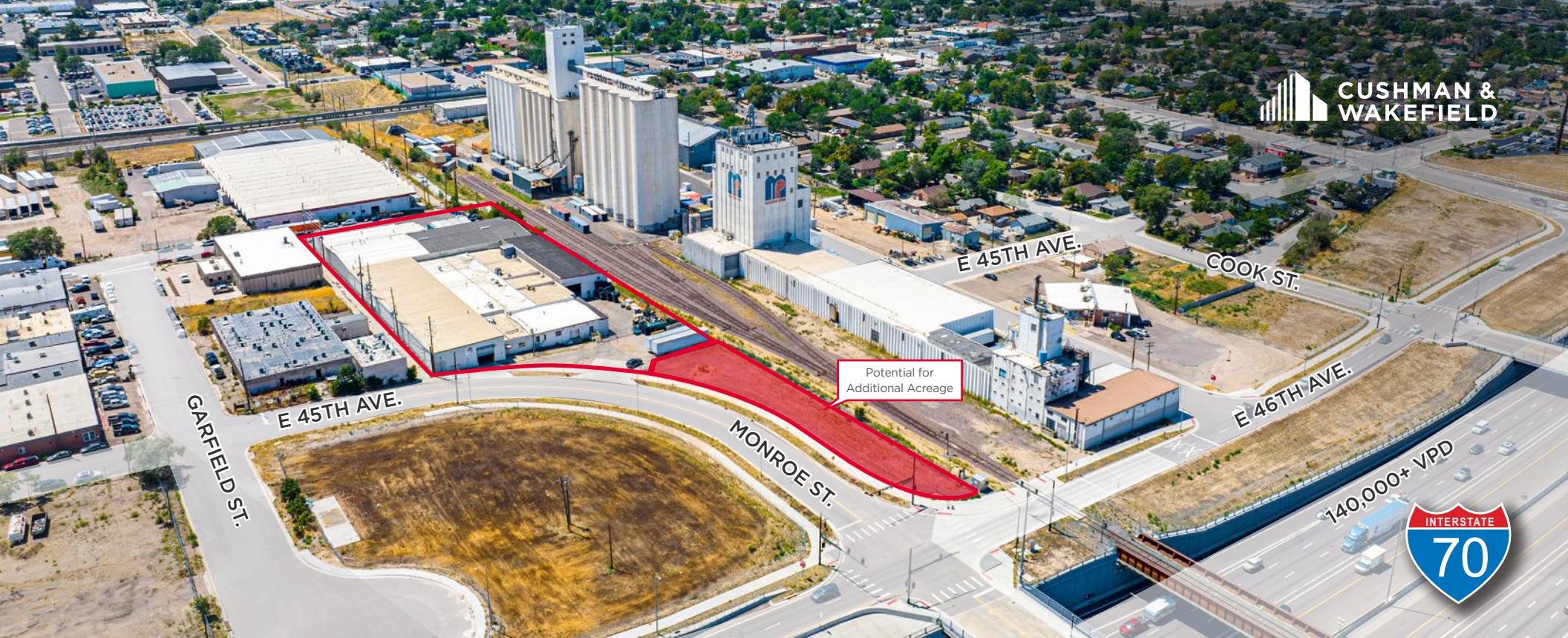
SIGNIFICANT POWER

MANUFACTURING BUILDING  
**FOR SALE OR LEASE**

3600 E 45TH AVENUE  
DENVER, CO 80216



CUSHMAN &  
WAKEFIELD



# PROPERTY OVERVIEW

## 66,260 SF ON ±2.3 ACRES

### Property Highlights:

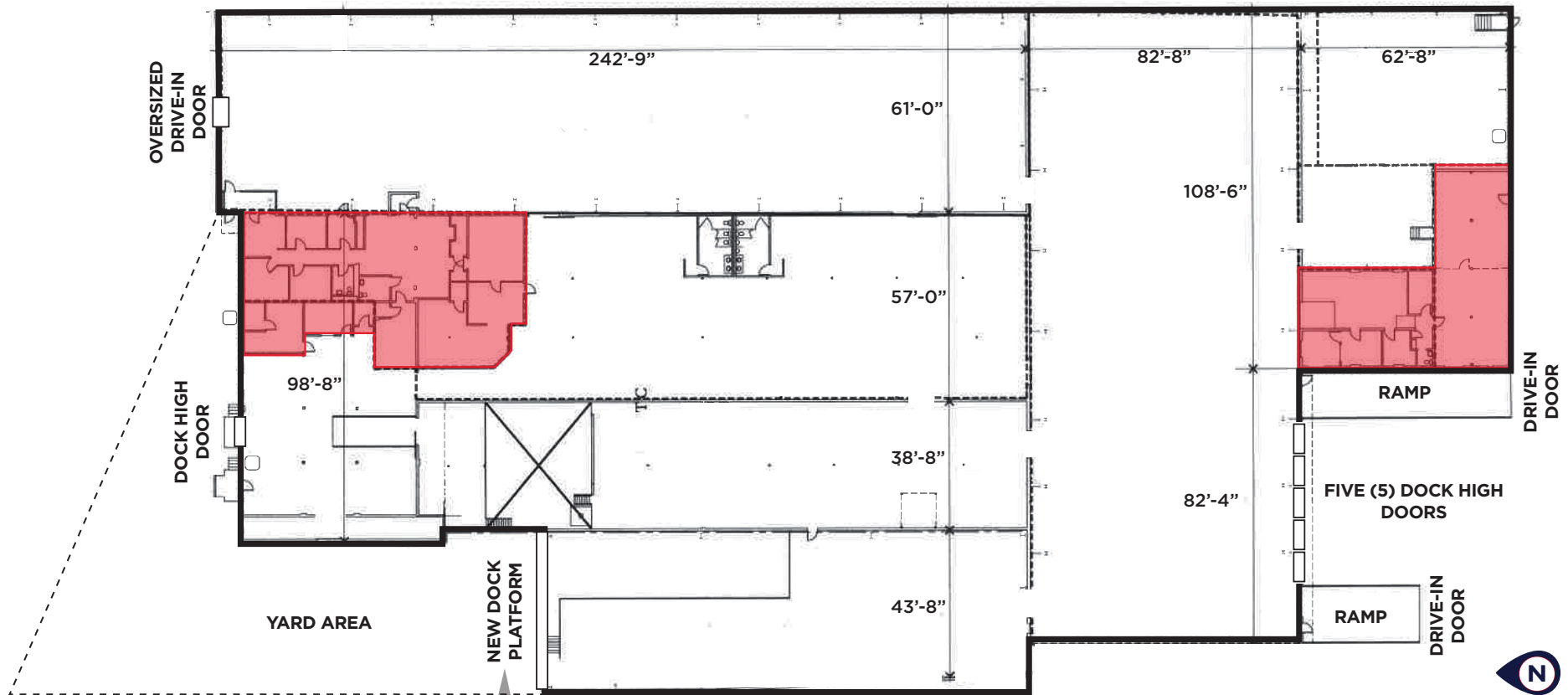
- Significant power
- Floor Drains Throughout
- Immediate Access to I-70, I-270, I-25
- Retail amenities nearby (McDonald's, Walgreens, 7-Eleven, etc.)
- Close to 40th & Colorado light rail station
- Located in an opportunity zone and next to future development



### 3600 E 45TH AVENUE DENVER, COLORADO 80216

Building Size	66,260 SF
Site Size	±2.3 AC
Minimum Divisibility	20,000 SF
Office	±7,000 SF in two (2) separate areas
Zoning	I-2
Loading	Ten (10) dock doors, three (3) drive ins
Clear Height	Varies
Parking	On site and street parking
Power	<b>±4,200 amps, 277/480 volt, 3 phase</b>
Sprinklers	Yes
2024 Taxes	\$97,940 (\$1.48/SF)
Pricing	\$8,350,000 (\$126/SF)

# FLOOR PLAN



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## DRIVE TIMES & ACCESS

SOURCE: GOOGLE

DESTINATION	DRIVE TIMES	NO. MILES
I-70	3 Minutes	1 Miles
I-270	7 Minutes	2.5 Miles
DEN	18 Minutes	15 Miles
Downtown Denver	15 Minutes	5 Miles

## RETAIL AMENITIES

*Walgreens*



**3600**  
E 45TH AVE.

DOWNTOWN DENVER



FOR MORE INFORMATION, PLEASE CONTACT:

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