

# Fully Leased, Infill IOS

Future Development Site with Income

# 1707-1761

## E. 68TH AVENUE

Denver, Colorado 80229



**NEWMARK**

  
**STARPOINT PROPERTIES®**  
DECADES OF DELIVERING ASYMMETRICAL RETURNS

**MIKE VIEHMANN, SIOR**  
**MICHAEL WAFER JR, SIOR**  
**MIKE WAFER, SIOR**

t 303-260-4340  
t 303-260-4407  
t 303-260-4242

mike.viehmann@nrmk.com  
mike.waferjr@nrmk.com  
mike.wafer@nrmk.com



# PROPERTY HIGHLIGHTS

## SITE SIZE

**±7.17 Acres**

## ZONING

**I-2, AG Adams County**

## COUNTY

**Unincorporated Adams**

- Location within Denver's premier North Central submarket
- Close proximity to Downtown Denver
- Quick access to I-25, I-70, I-76, I-270 and US-36
- Located within Opportunity Zone and Adams County Enterprise Zone
- Heavy industrial zoning allowing for outdoor storage
- Fully leased site with flexible lease terms
- Ideal site configuration for future industrial development







## INVESTMENT HIGHLIGHTS

[\*\*\*CLICK HERE FOR CONFIDENTIALITY AGREEMENT \(CA\)\*\*\*](#)

**NOI: RENTAL AND TENANT INFO AVAILABLE UPON CA SIGNING**

**NUMBER OF TENANTS**  
**25**

**LEASE TERM**  
**Month to Month**

**LEASE TYPE**  
**Modified Gross**



# ACCESS



DOWNTOWN  
DENVER



DIRECT  
INTERSTATE  
ACCESS

DIRECT  
INTERSTATE  
ACCESS

E 58TH AVE

WASHINGTON ST



DIRECT  
INTERSTATE  
ACCESS

FRANKLIN ST

E 68TH AVE



YORK ST

DIRECT  
INTERSTATE  
ACCESS

SITE

E 70TH AVE





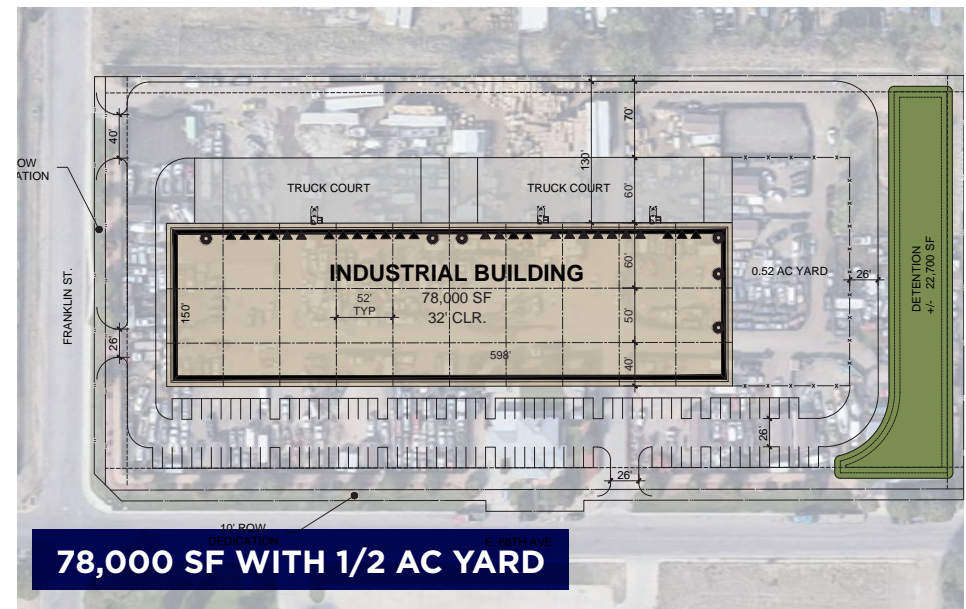
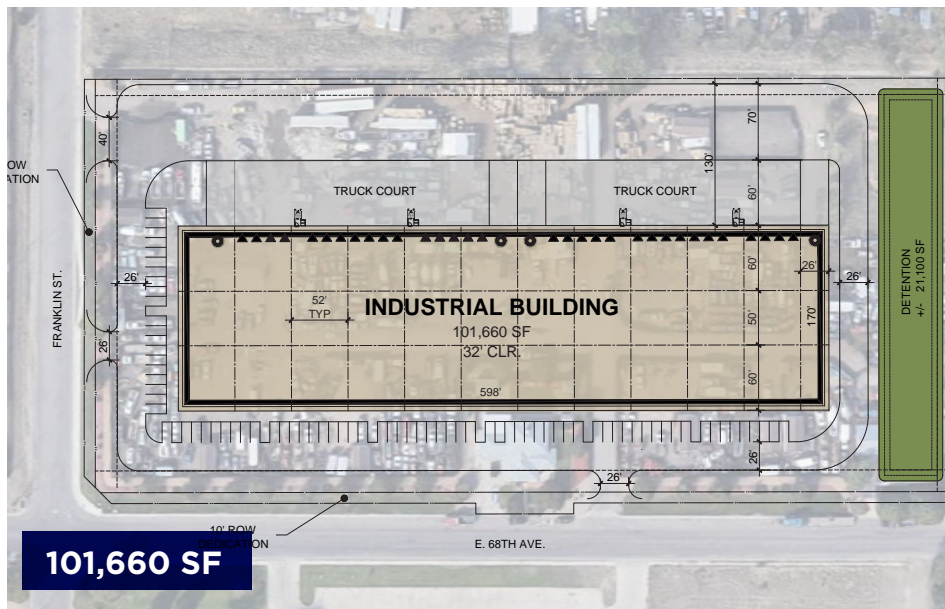
# ZONING

## PERMITTED USES UNDER I-2 ZONING

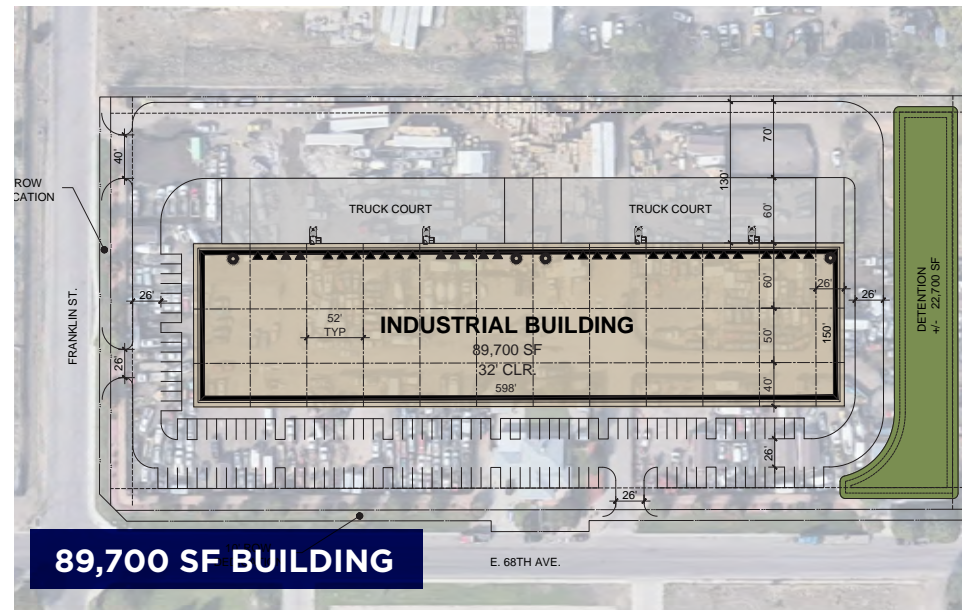
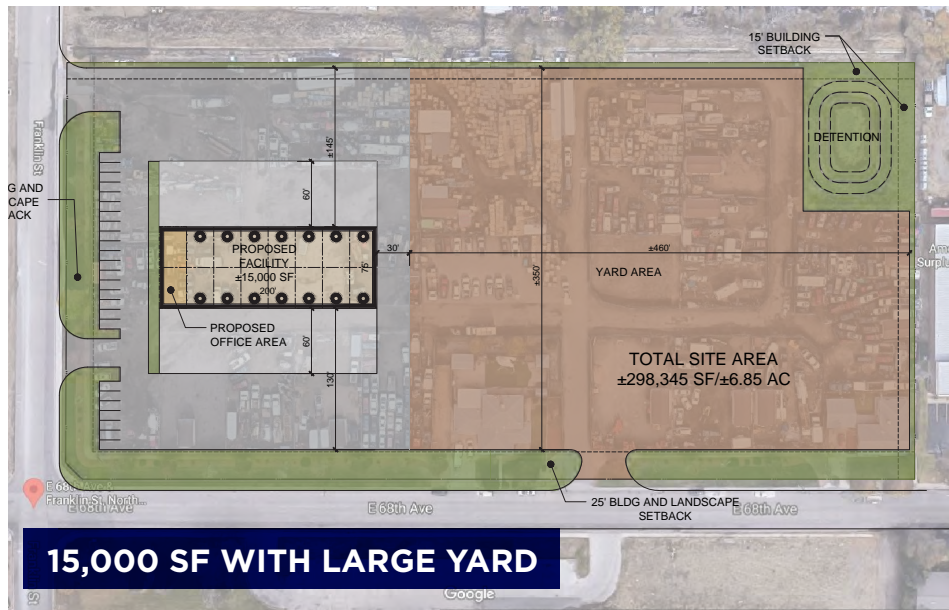
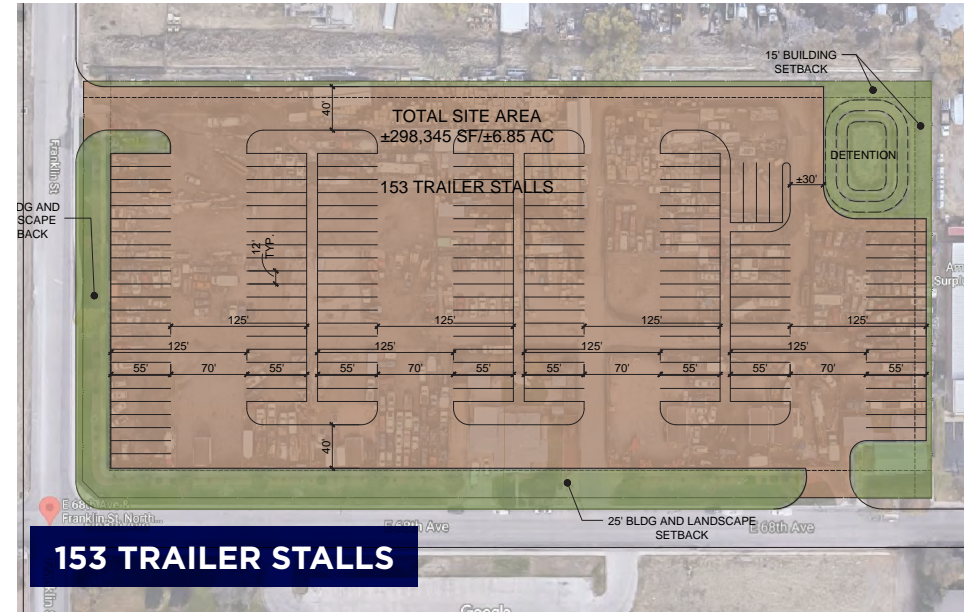
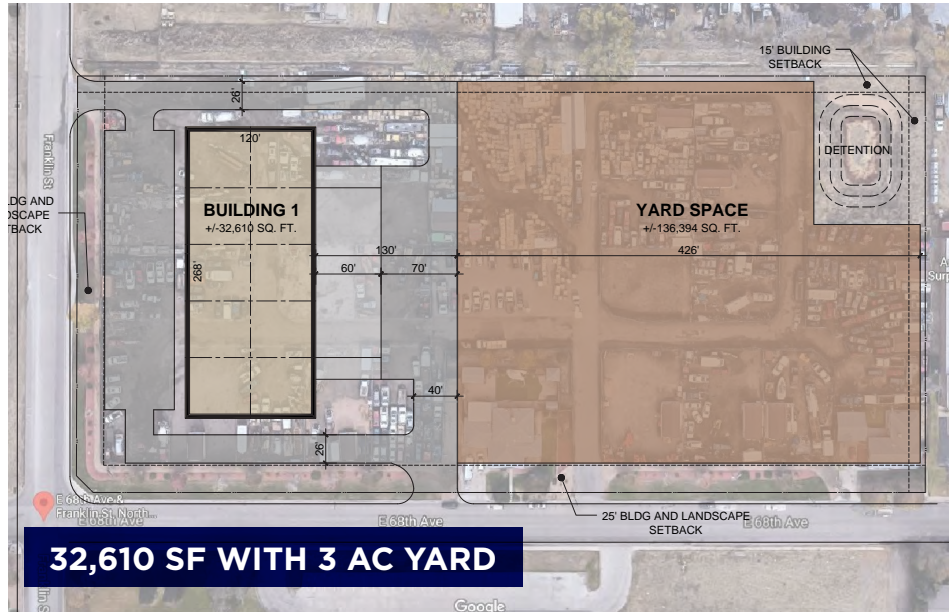
Outside storage, chemical manufacturing, heavy logistics center, heavy construction contractors, paper mills, warehousing and distribution, trailer and truck manufacturing, transportation equipment, meat processing, landscape storage yards, metal fabrication, building material distribution, beverage and alcohol manufacturing.

More information on Adams County Zoning found here: <https://adamscountyco.gov/wp-content/uploads/2025/08/dsr-chapter-03.pdf>

## CONCEPTUAL DEVELOPMENT PLANS



# CONCEPTUAL DEVELOPMENT PLANS (continued)





# 1707-1761

## E. 68TH AVENUE

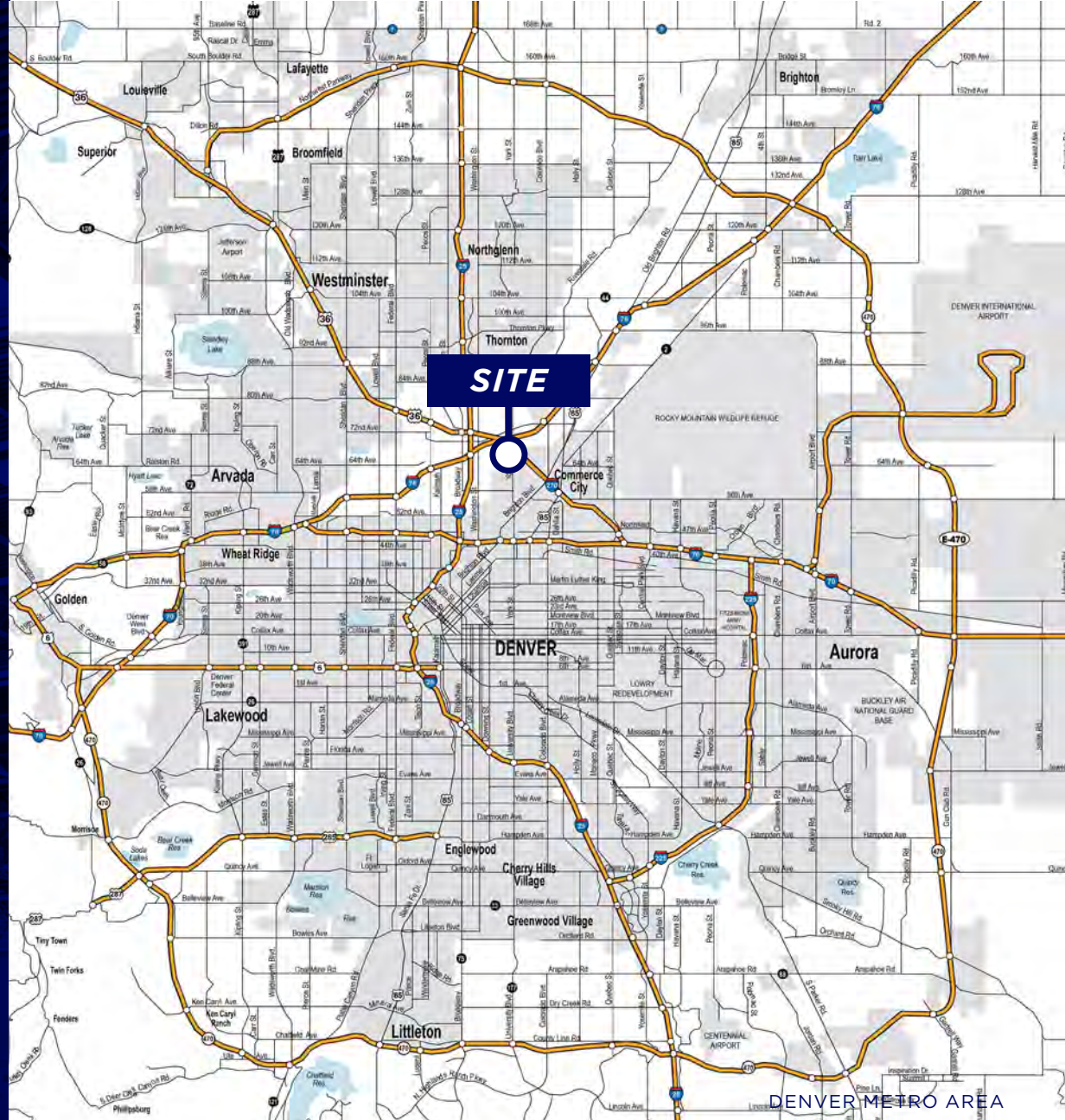
Denver, Colorado 80229

**INFILL "IOS"**  
COVERED LAND PLAY

**FUTURE DEVELOPMENT SITE**  
WITH INCOME

**HEAVY INDUSTRIAL**  
ZONING

**LOCATED IN OPPORTUNITY**  
& ENTERPRISE ZONES



**MIKE VIEHMANN, SIOR**

t 303-260-4340

mike.viehmnn@nrmk.com

**MICHAEL WAFER JR, SIOR**

t 303-260-4407

mike.waferjr@nrmk.com

**MIKE WAFER, SIOR**

t 303-260-4242

mike.wafer@nrmk.com

# NEWMARK

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.