

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

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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



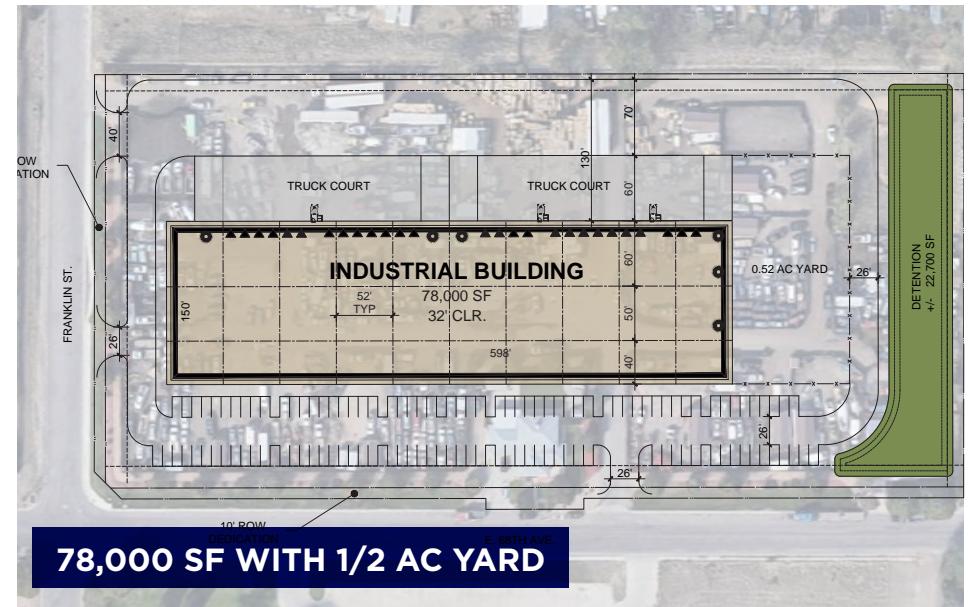
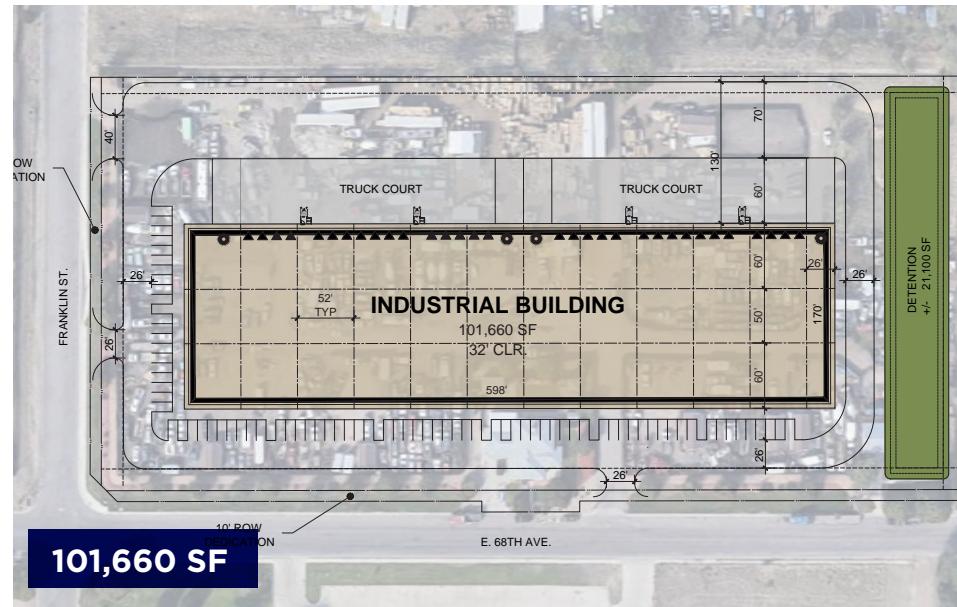
ZONING

PERMITTED USES UNDER I-2 ZONING

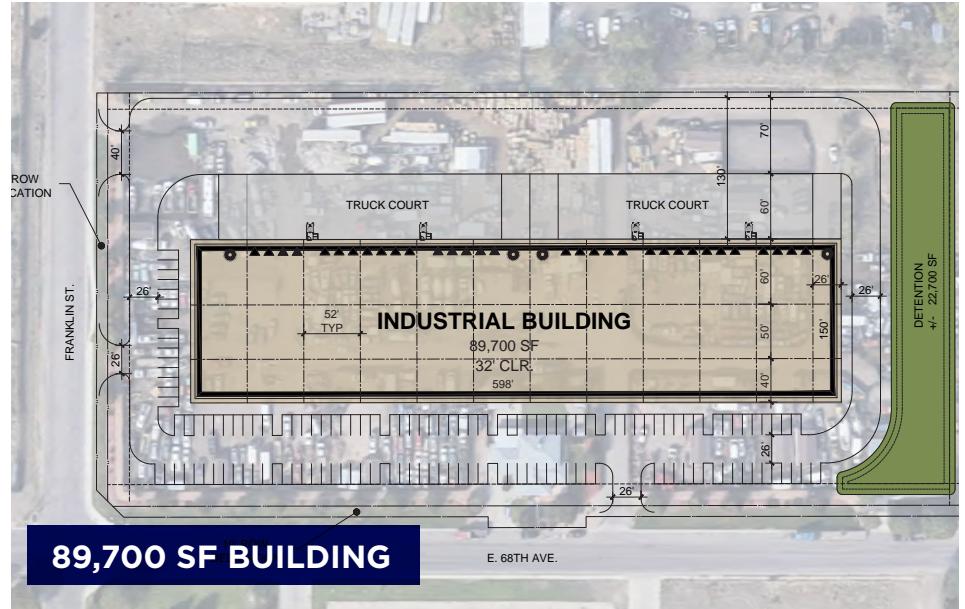
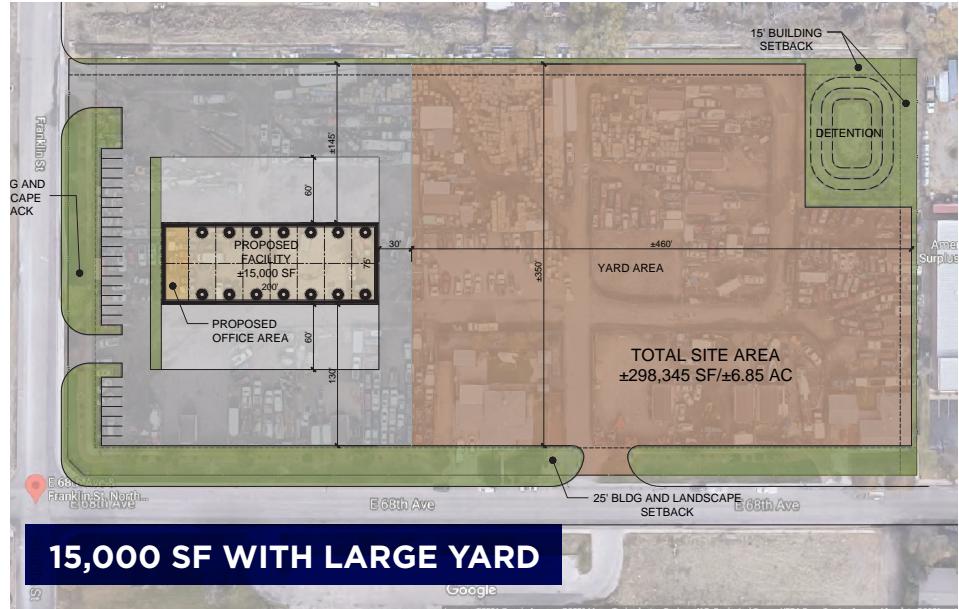
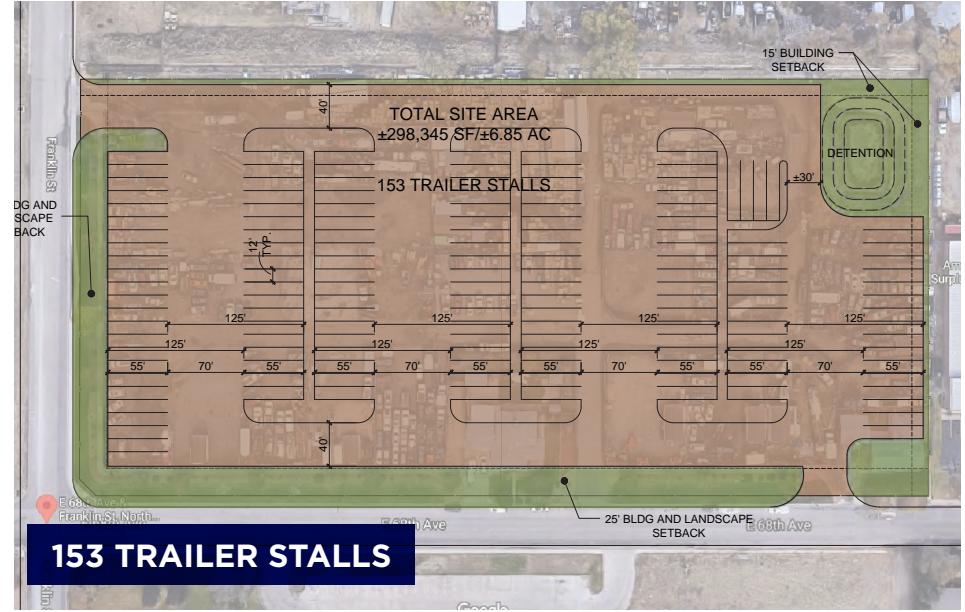
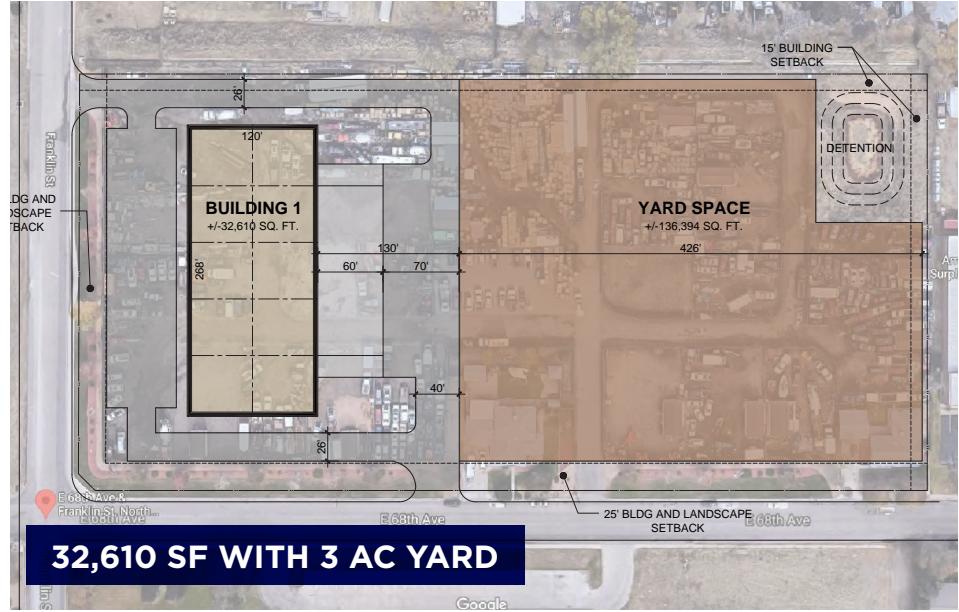
Outside storage, chemical manufacturing, heavy logistics center, heavy construction contractors, paper mills, warehousing and distribution, trailer and truck manufacturing, transportation equipment, meat processing, landscape storage yards, metal fabrication, building material distribution, beverage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



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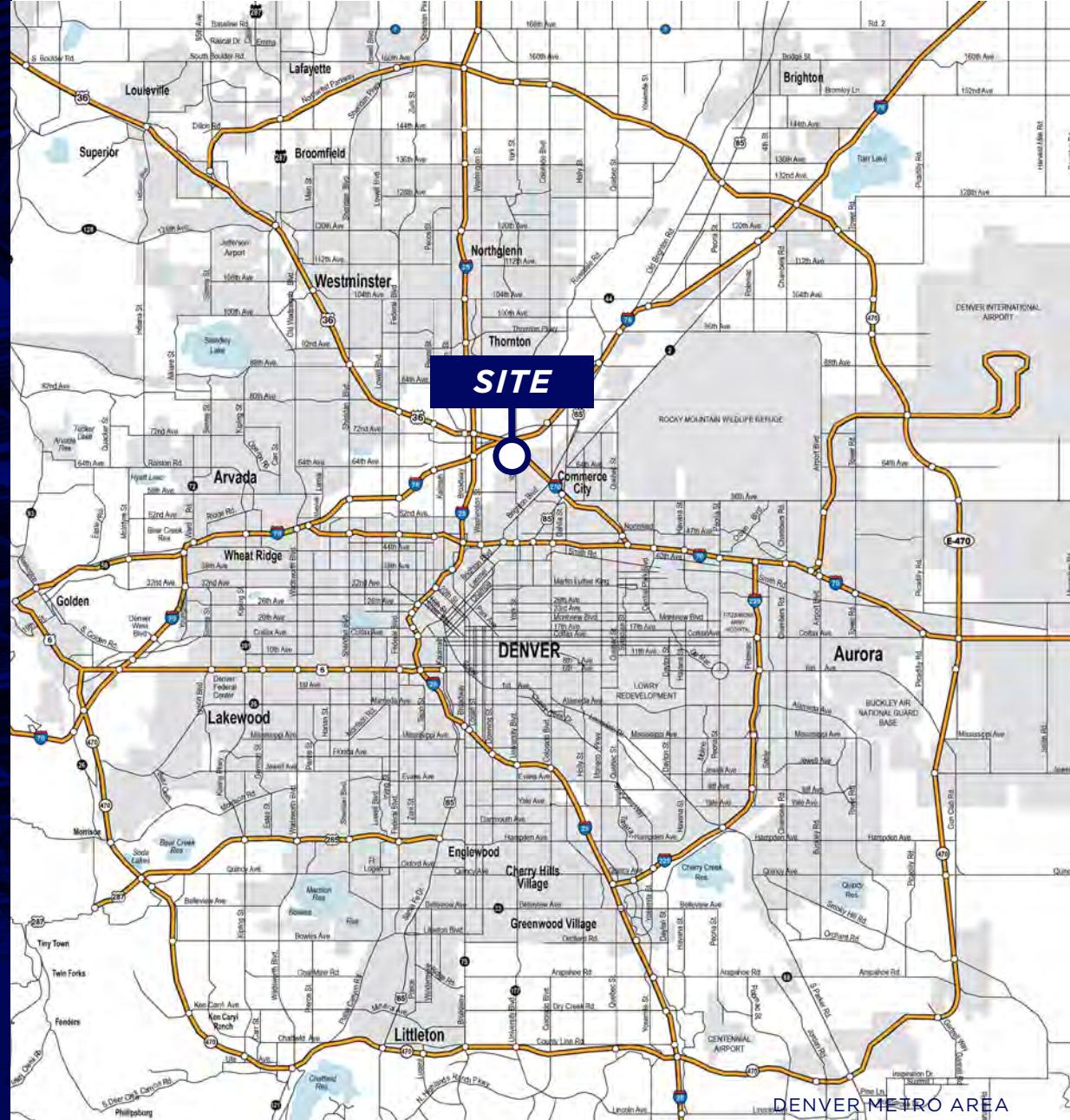
Denver, Colorado 80229

INFILL “IOS”
COVERED LAND PLAY

FUTURE DEVELOPMENT SITE
WITH INCOME

HEAVY INDUSTRIAL
ZONING

LOCATED IN OPPORTUNITY
& ENTERPRISE ZONES



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