

2750
west 5th avenue

DENVER, CO

STAND ALONE INDUSTRIAL OFFICE / WAREHOUSE BUILDING

15,655 SF Available in Excellent Central Location for Lease or Sale



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PLUG & PLAY OPPORTUNITY



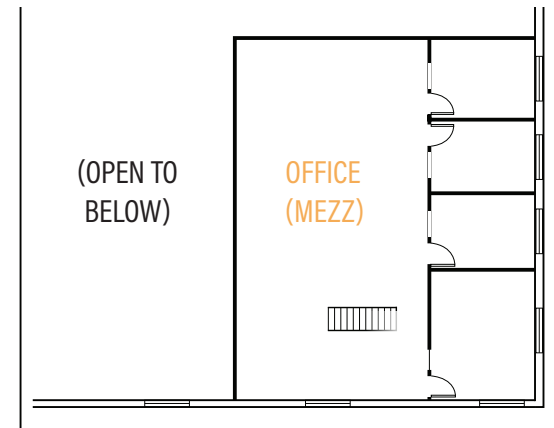
PROPERTY DETAILS

Building Size	15,655 SF
Warehouse	6,878 SF
Office	7,695 SF (5,534 SF Main Level and 2,161 SF Mezzanine)
Assembly	1,082 SF
Finished Area	±44%
First Year Lease Rate	\$9.95/SF NNN
Sale Price	Contact Broker
Year of Construction	1974 (remodeled 2006)
Loading	(3) Dock High and (1) Grade Level / Drive In
Clear Height	±18'
Electrical Service	Approximately 800 amps (TBV)
Parking	±30 standard parking spaces
Zoning	I-MX-3
Enterprise Zone	Yes
Taxes	\$47,363.60 (2024)

PLUG & PLAY
OPPORTUNITY

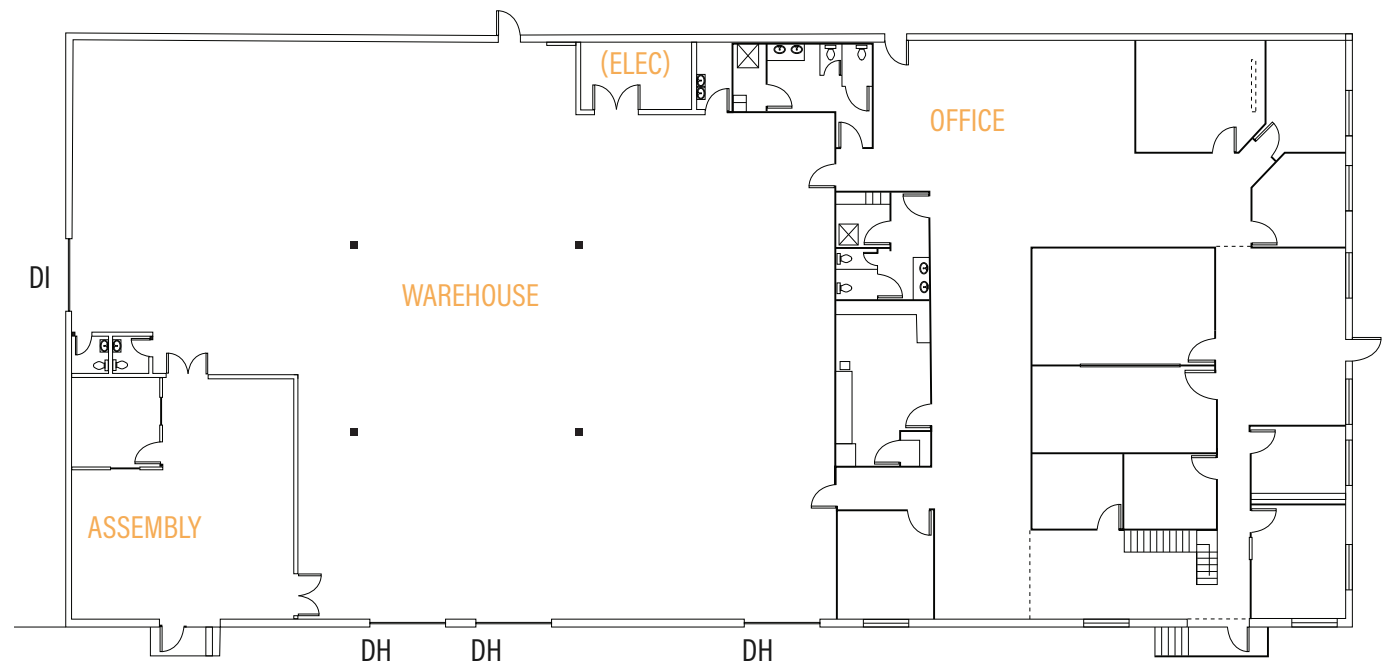
FLOORPLANS

Mezzanine: ►

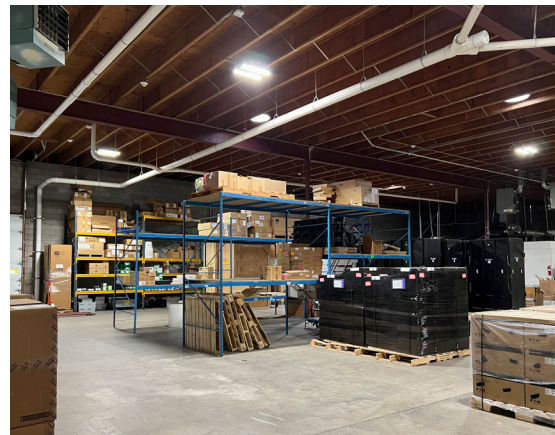


[Click to view the virtual tour](#)

Main Floor: ▼



PHOTOS



HIGHLIGHTS

- Excellent location and access to I-25 via 6th Avenue
- Freestanding building with visibility from 6th Avenue
- Well maintained with modern interior finishes
- Furniture Available (Plug & Play Opportunity)
- Newer roof and systems
- Good natural light with newer windows and solar tubes
- Dock high and grade level drive in loading
- On-building signage
- Abundant power
- Ample parking
- Potentially divisible



VIRTUAL TOUR



LOCATION



For more information:

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