

# 500 E 62ND AVENUE

DENVER, CO 80216

CENTRAL DENVER'S  
PREMIER IOS PROPERTY

FOR LEASE



LEASED



224,000 VPD

25,413 SF ON 4.5 AC

 CUSHMAN &  
WAKEFIELD



Downtown  
Denver

## UNMATCHED IOS OPPORTUNITY

500 E. 62nd Ave. is considered one of the premier industrial outdoor storages (IOS) properties in Central Denver offering a 5-bay maintenance building, functional warehouse, a large showroom/office area on a secured site with incredible visibility and signage opportunities to central I-25. The property is within minutes of Downtown Denver and has immediate access to all of Denver's major interstates and arterials.

WASHINGTON STREET



LEASED

E 62ND AVENUE



## BUILDING 1 HIGHLIGHTS



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**TOTAL SF** ±23,048 SF

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**TOTAL OFFICE SF** ±6,500 SF

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**CLEAR HEIGHT** 16'

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**LOADING**

(5) 14' X 14' Grade Level Doors  
(2) 10' X 10' Half Docks  
(1) 6' X 10' Grade Level Door  
(1) 8' X 8' Grade Level Door

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## BUILDING 2 HIGHLIGHTS



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**TOTAL SF** ±2,365 SF

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**CLEAR HEIGHT** 17'

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**LOADING**

(1) 20' X 16' Grade Level Door  
(1) 16' X 14' Grade Level Door

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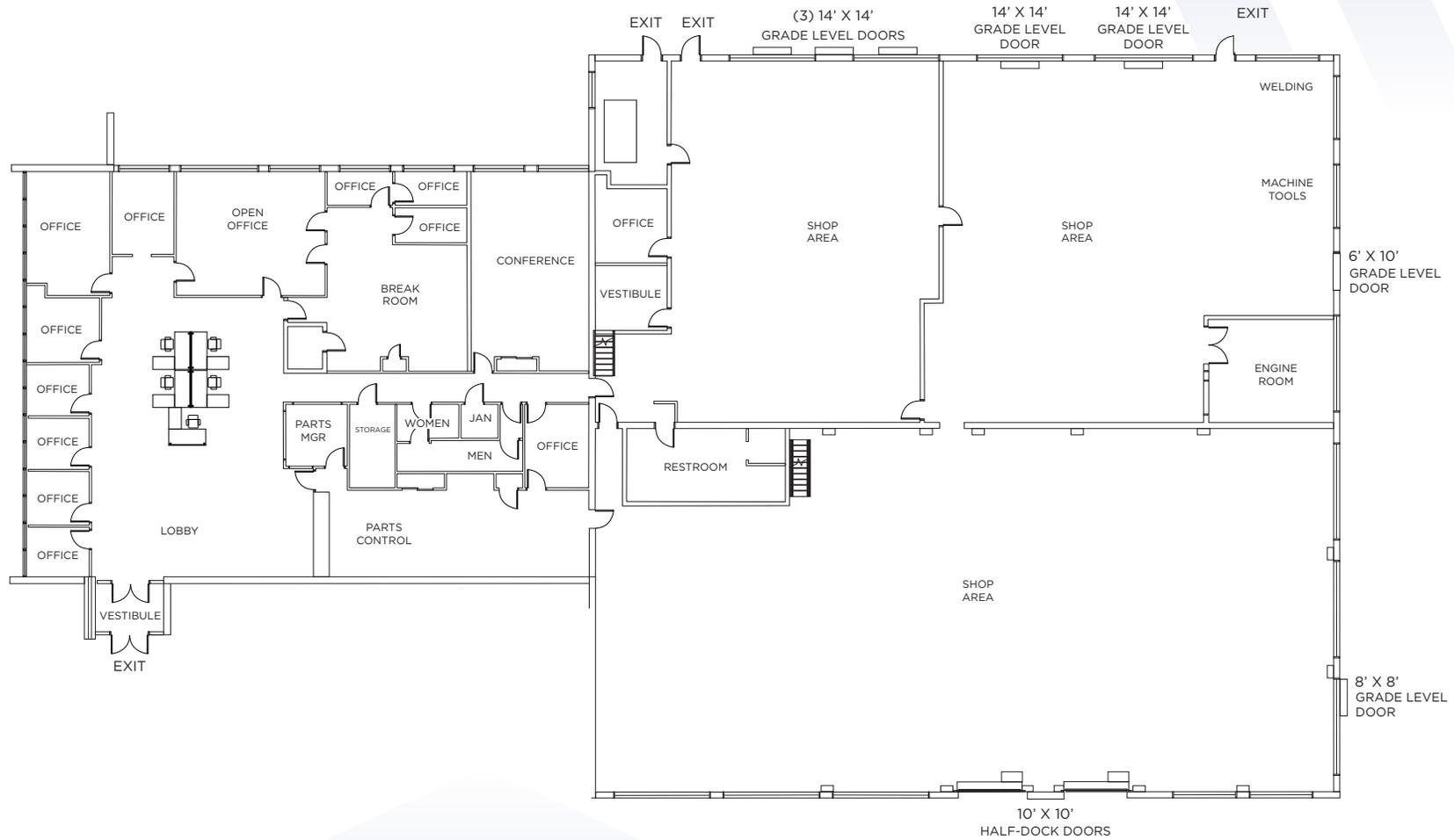
**25,413 SF ON 4.5 AC**

<b>AVAILABLE SF</b>	25,413 SF (2 Buildings)
<b>SITE SIZE</b>	±4.5 Acres
<b>ZONING</b>	I-2 (Adams County)
<b>LOADING</b>	Nine (9) Oversized Grade Level Doors Two (2) Half Docks
<b>TOTAL OFFICE SF</b>	±6,500 SF
<b>POWER</b>	400A / 220V / 3P
<b>YARD</b>	Fenced & Gated

## BUILDING HIGHLIGHTS

- » Heavy Industrial Zoning
- » Visibility/Exposure to I-25 with over 224,000 VPD
- » IOS Storage in the Downtown Denver Submarket
- » Fully Fenced & Secured Site with Keypad Security
- » Oversized Automatic Rolling Gates
- » Significant Loading Options with Multiple Oversized Grade and Dock High Capabilities

# BUILDING 1 FLOOR PLAN



500  
E 62ND  
AVENUE

# UNMATCHED INTERSTATE ACCESS



## DRIVE TIMES/MILES

- » **I-270** 5 Mins 3.7 Miles
- » **I-25** 2 Mins 2.9 Miles
- » **US-36** 15 Mins 15.5 Miles

- » **I-76** 5 Mins 2.3 Miles
- » **Downtown Denver** 10 Mins 5.4 Miles
- » **Denver International Airport** 26 Mins 19 Miles



## BROKERAGE CONTACTS

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