

2750
west 5th avenue

DENVER, CO

STAND ALONE INDUSTRIAL OFFICE / WAREHOUSE BUILDING

15,655 SF available in excellent central location



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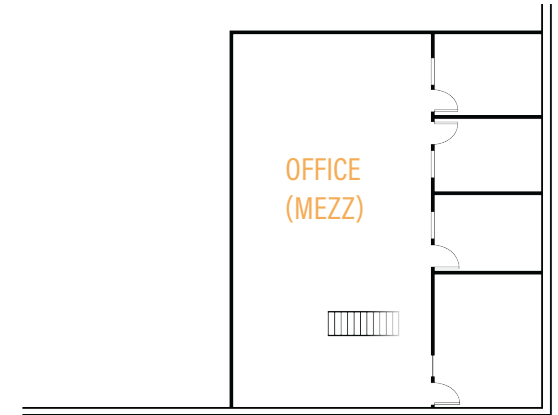


PROPERTY DETAILS

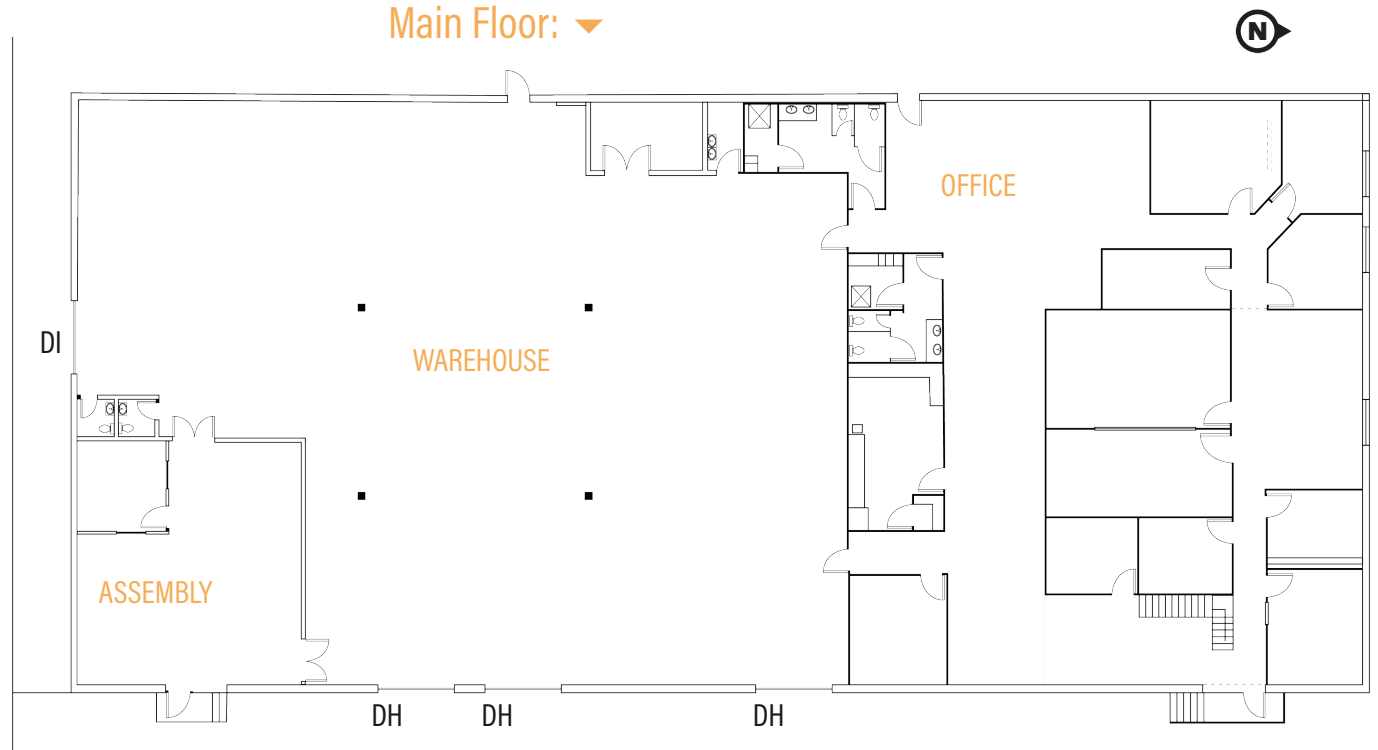
Building Size	15,655 SF
Warehouse	6,878 SF
Office	7,695 SF (5,534 SF Main Level and 2,161 SF Mezzanine)
Assembly	1,082 SF
Finished Area	±44%
Year of Construction	1974
Loading	(3) Dock High and (1) Grade Level / Drive In
Clear Height	±18'
Electrical Service	Approximately 800 amps (TBV)
Parking	28 standard parking spaces
Zoning	I-MX-3
Enterprise Zone	Yes
Taxes	\$41,788.80 (2023)

FLOORPLANS

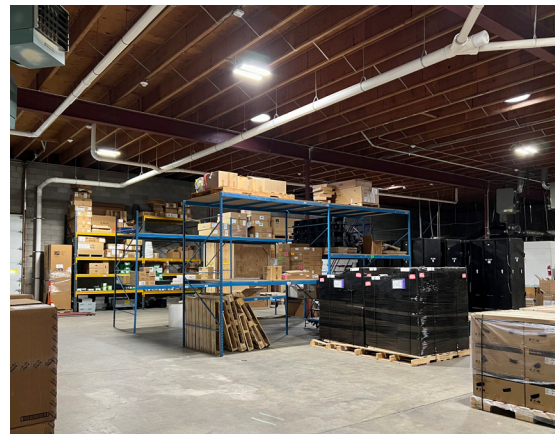
Mezzanine: ▶



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
- 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



LOCATION



For more information:

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