

# 3600

E 45TH AVE

DENVER, CO 80216

FOR SALE

\$7,200,000 (\$109/SF)

66,260 SF INDUSTRIAL FACILITY  
LOCATED IN OPPORTUNITY ZONE!



HEAVY POWER (5,500 AMPS)  
WAREHOUSE AT I-70 & COLORADO BLVD

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PROPERTIES

TCN  
WORLDOFFICE  
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# EXECUTIVE SUMMARY

3600 E 45th Avenue is a highly functional manufacturing property situated just off I-70 and Colorado Boulevard in Central Denver. Positioned within a dense industrial corridor, the property offers exceptional regional connectivity and proximity to major interstates including I-70, I-270, and I-25.

Situated on approximately 2.21 acres, the 66,260-square-foot building provides significant power capacity (5,500 amps), multiple dock-high and drive-in loading doors, and floor drains throughout. With flexible divisibility options starting around 20,000 SF and existing office space in two separate areas, the building is well-suited for a range of manufacturing, distribution, or light industrial users.

**Located in an Opportunity Zone** and surrounded by ongoing redevelopment, this asset presents strong potential for both owner-users and investors seeking a well-located industrial facility with upside.

**SALE PRICE**  
\$7,200,000 (\$109/SF)

**BLDG SIZE**  
66,260 SF

**LOT SIZE**  
96,070 SF (2.21 AC)

**YEAR BUILT**  
1955

**ZONING**  
I-B (General Industrial District)

**TAXES**  
\$100,110 (2024)

**CITY/COUNTY**  
Denver

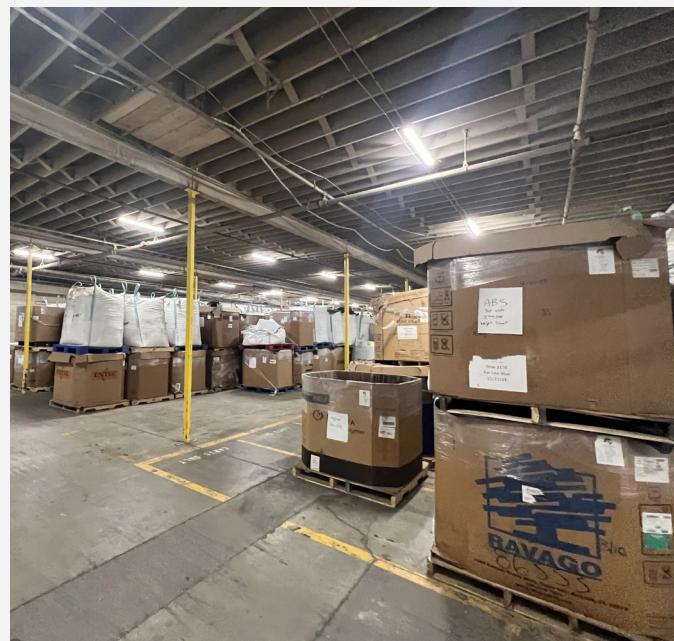
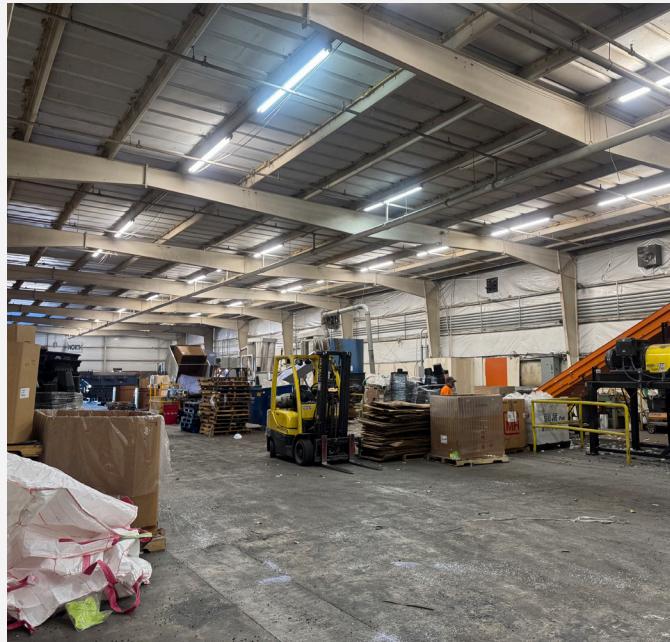
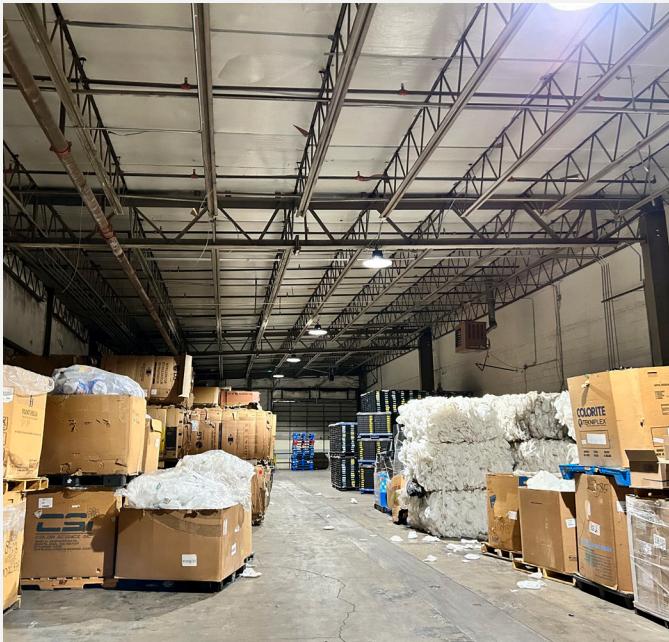
**CLEAR HEIGHTS**  
See Floorplan

**LOADING**  
Seven (7) Dock-High Doors  
Two (2) Drive-In Doors

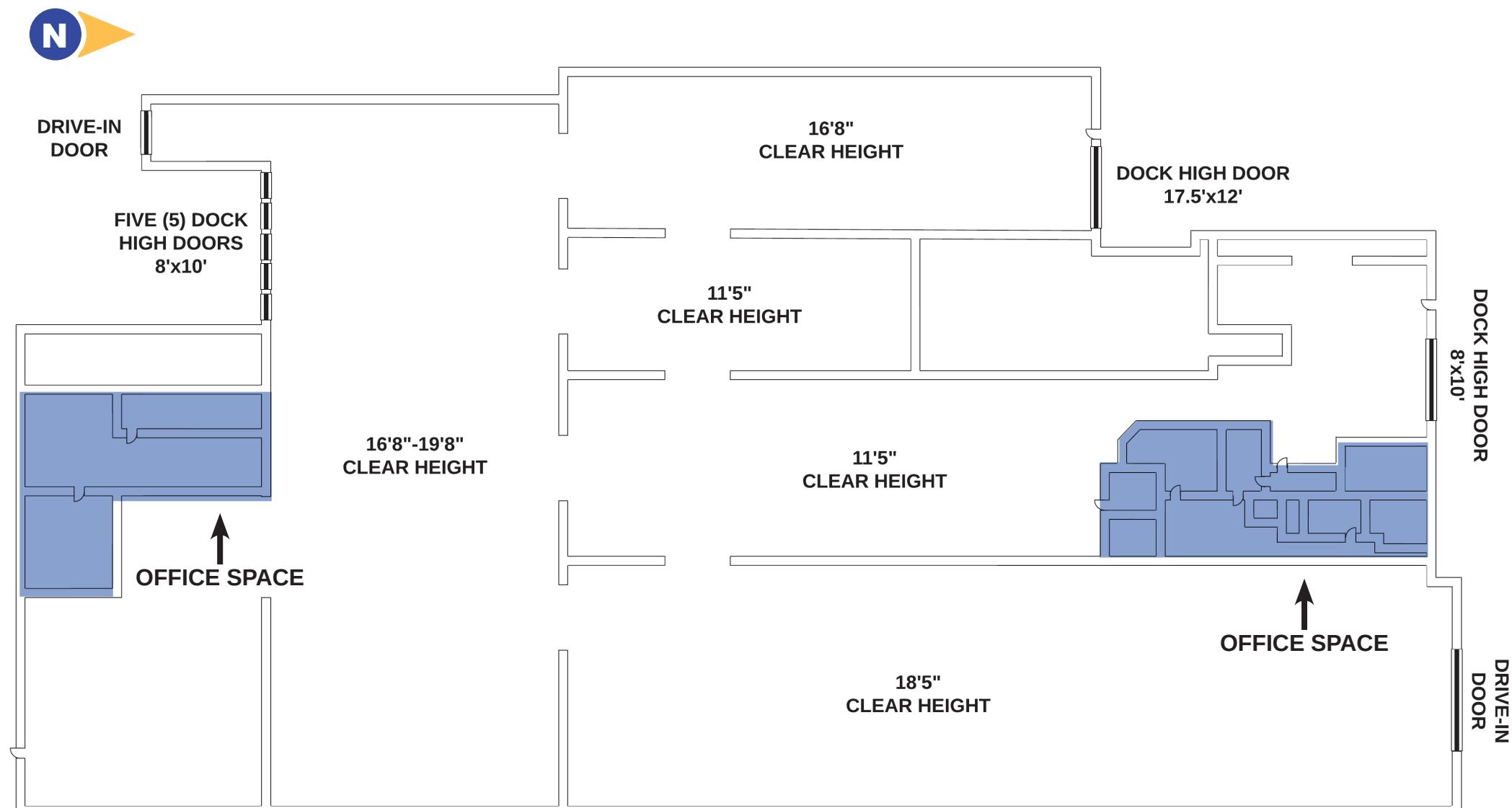


**HEAVY POWER WAREHOUSE AT I-70 & COLORADO BLVD**

# PROPERTY PHOTOS



# FLOOR PLAN



**CONTACT BROKER FOR ADDITIONAL FLOORPLAN OPTIONS**

# SITE MAP





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