

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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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.

HIGHLIGHTS

- Owner/User & Investment Potential – Ability to Demise and Lease to Multiple Tenants
- Heavy Power 5,500 Amps, 277/480 Volt, 3-Phase
- Fully Sprinklered Building (Wet)
- Minimal Office with Ability to Add More

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

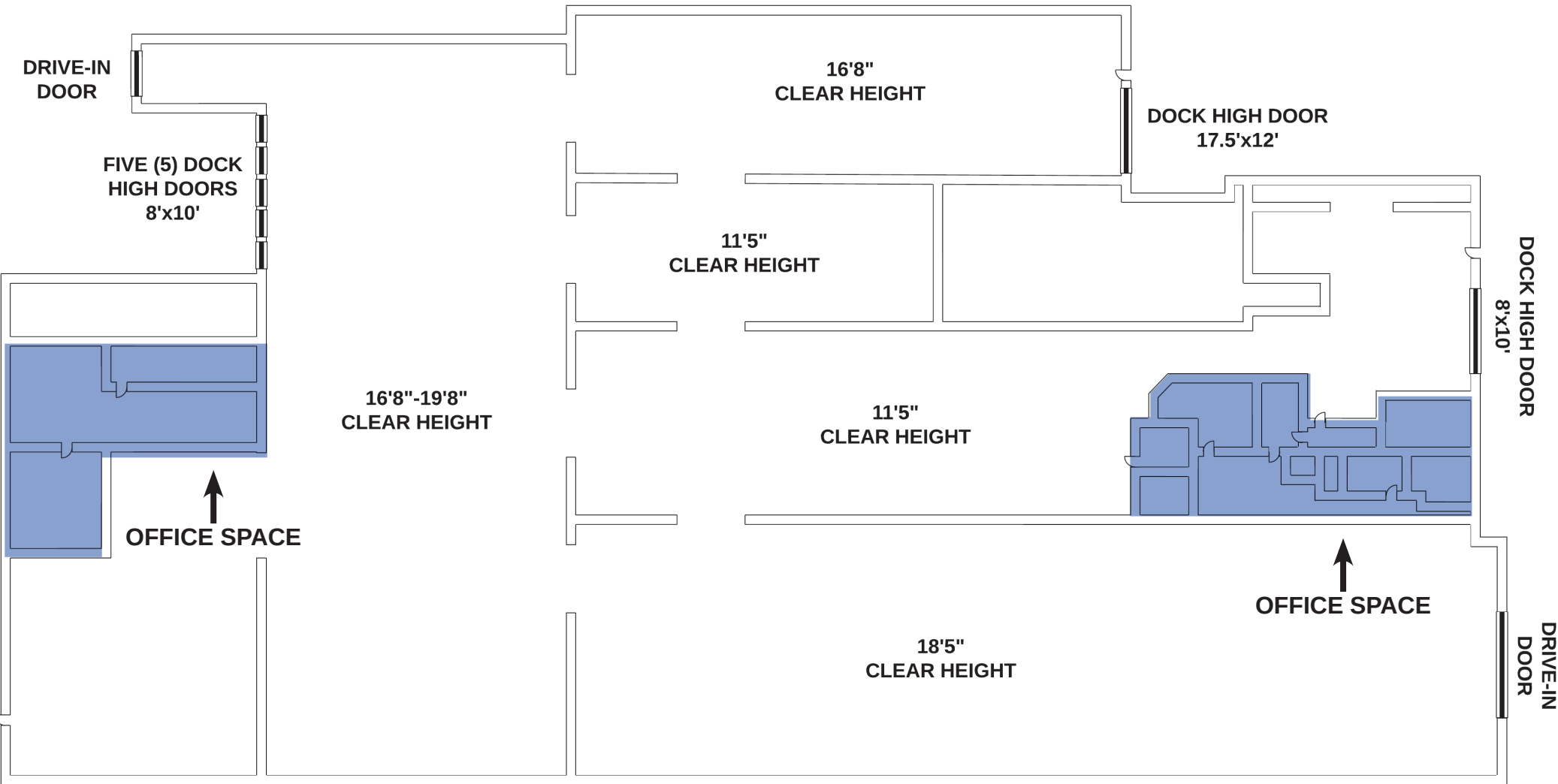


HEAVY POWER WAREHOUSE AT I-70 & COLORADO BLVD

PROPERTY PHOTOS

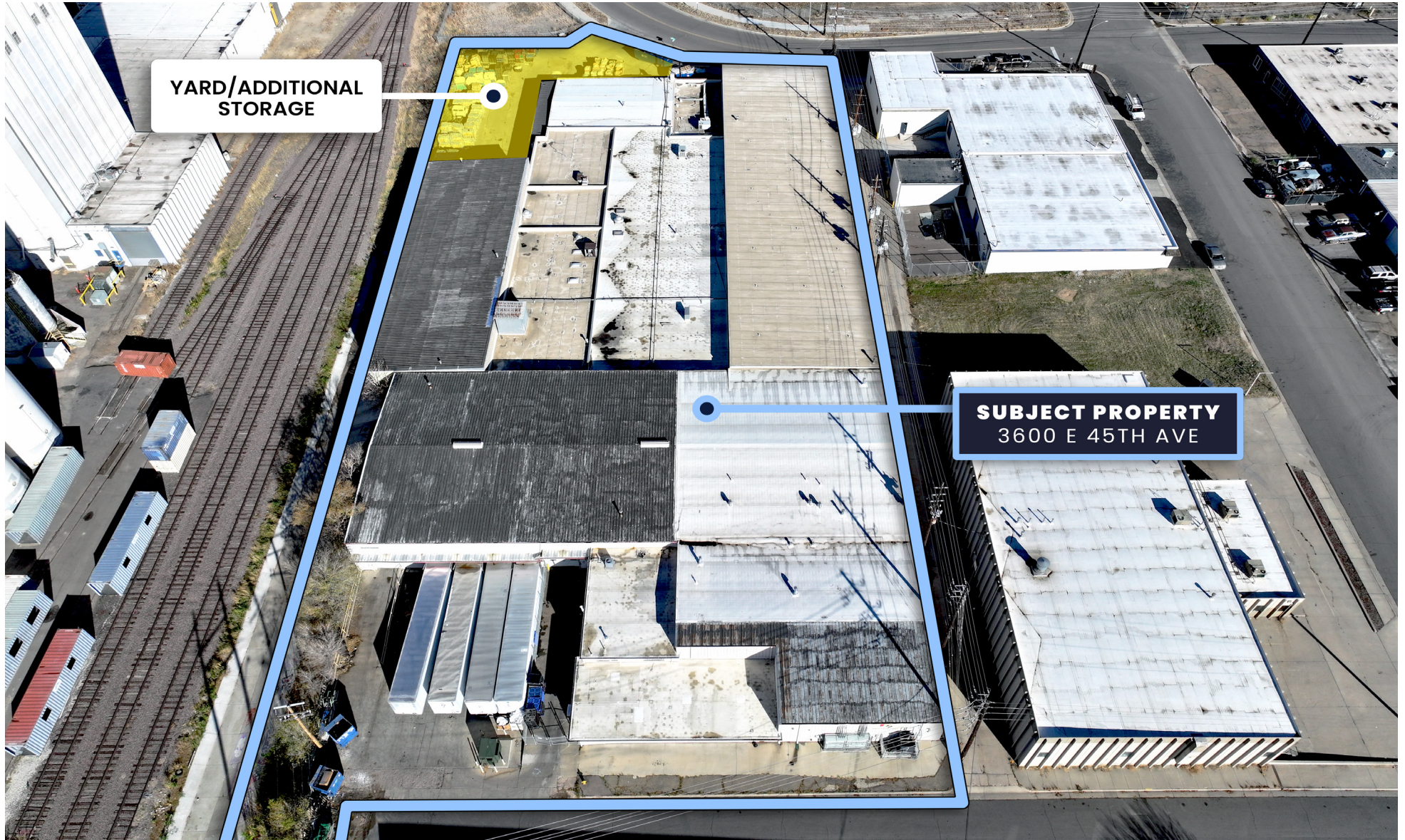


FLOOR PLAN



CONTACT BROKER FOR ADDITIONAL FLOORPLAN OPTIONS

SITE MAP





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