

INDUSTRIAL PROPERTY FOR SALE

150 Rio Grande Blvd, Denver, CO 80223



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OFFERING SUMMARY

Henry Group Real Estate is excited to present a value-add industrial owner/user investment in the South Central Denver corridor. The property has impeccable access to both I-25 and U.S. Route 6, heavy power capabilities, floor drains, fenced yard space, and 16' clear height with an ideal office-to-warehouse ratio.

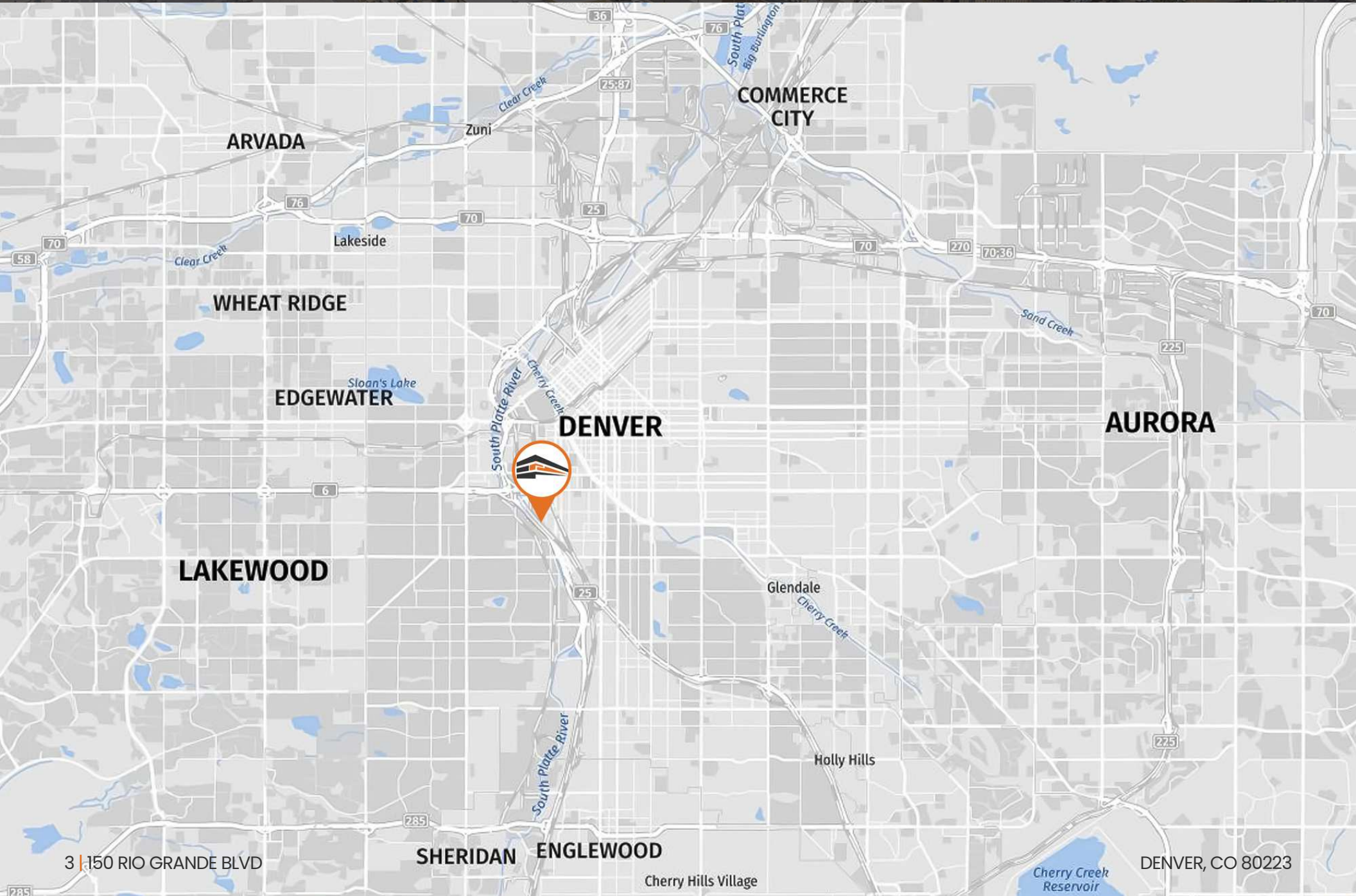
This asset is ideal for a manufacturer with heavy power requirements, a distributor that needs immediate access to highways, or a showroom for Business-to-Consumer (B2C) companies wanting a presence in the popular Baker submarket of Denver.

The property requires additional investment prior to occupancy. Additionally, Seller financing is available to prospective Buyers, call the listing agent to discuss terms.



OFFERING SUMMARY

Address	150 Rio Grande Blvd Denver, CO 80223
Sale Price	\$2,675,000 (\$142.57/SF)
Building SF	18,763 SF (Approximately 20% Office)
Lot Size	30,000 SF (Fenced Yard)
Zoning	I-A
Taxes	\$59,142.46 (2023)
Clear Height	16'
Loading	External Dock-High
Power	Up to 3,000 Amp 3-Phase

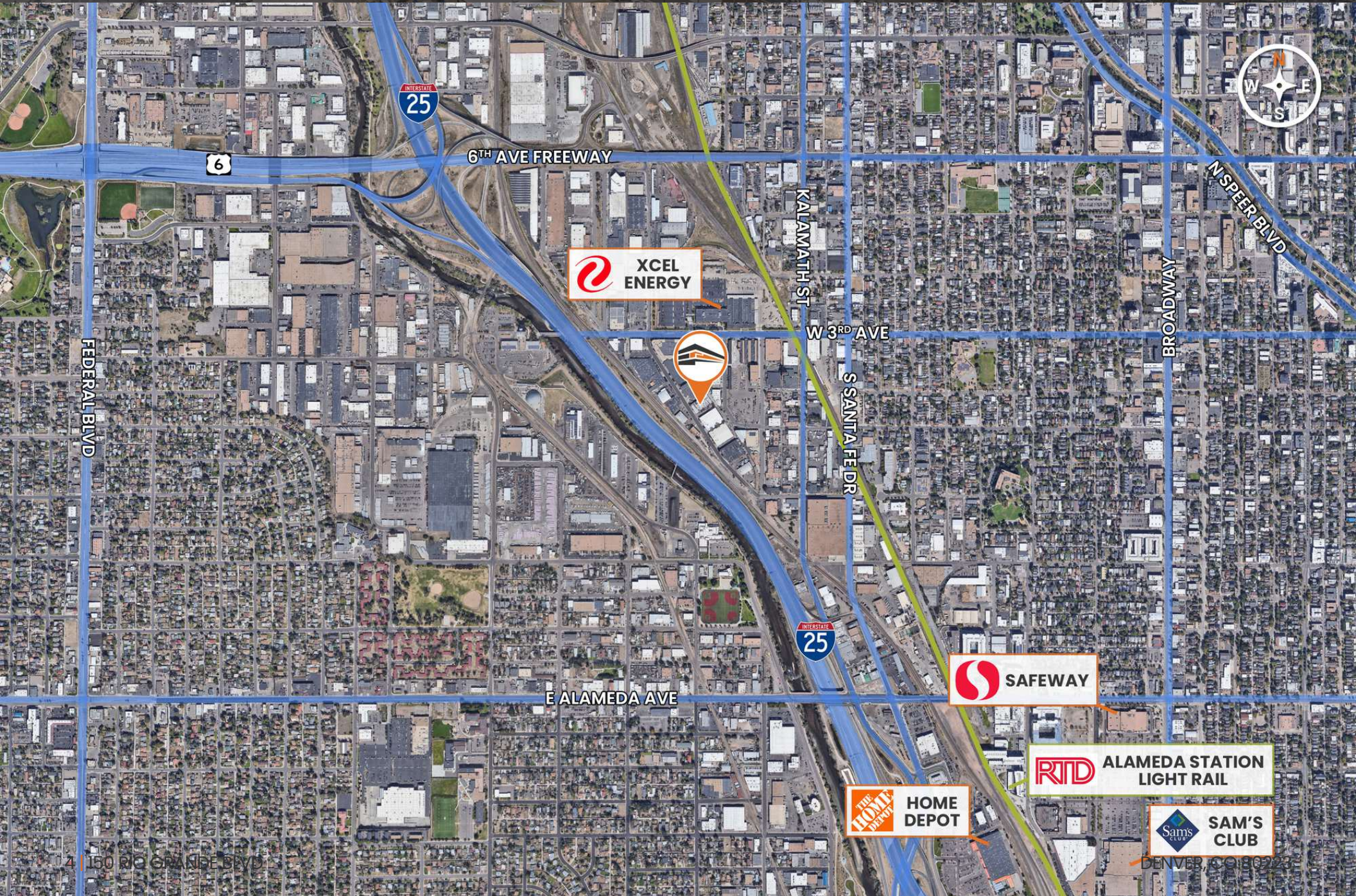


3 | 150 RIO GRANDE BLVD

SHERIDAN ENGLEWOOD

Cherry Hills Village

DENVER, CO 80223



INTERSTATE
25

6

6TH AVE FREEWAY

 **XCEL ENERGY**

KALAMATH ST

W 3RD AVE

SANTA FE DR

BROADWAY

N SPER BLVD

FEDERAL BLVD

INTERSTATE
25

E ALAMEDA AVE

 **SAFeway**

 **ALAMEDA STATION LIGHT RAIL**

 **HOME DEPOT**

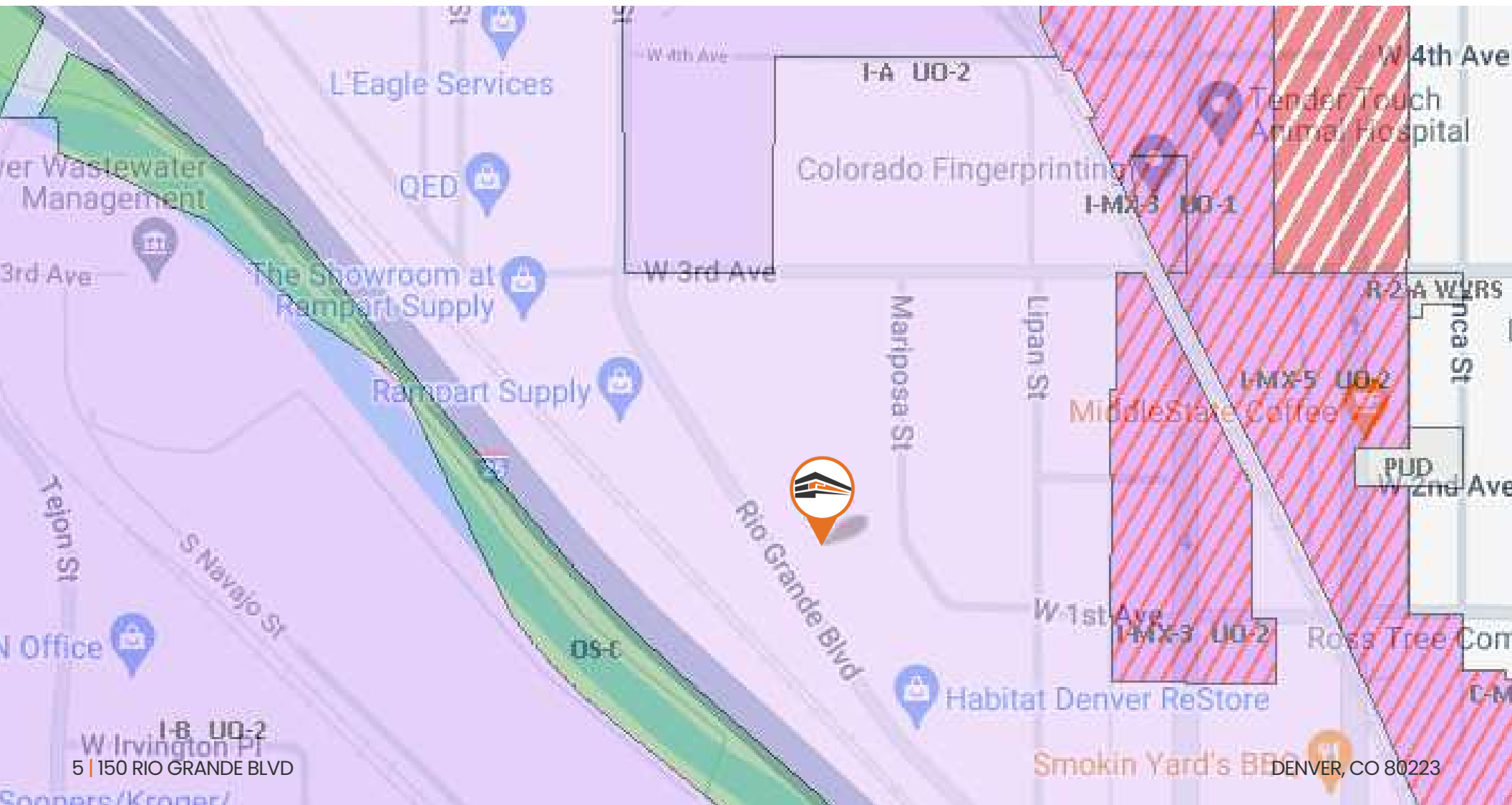
 **SAM'S CLUB**

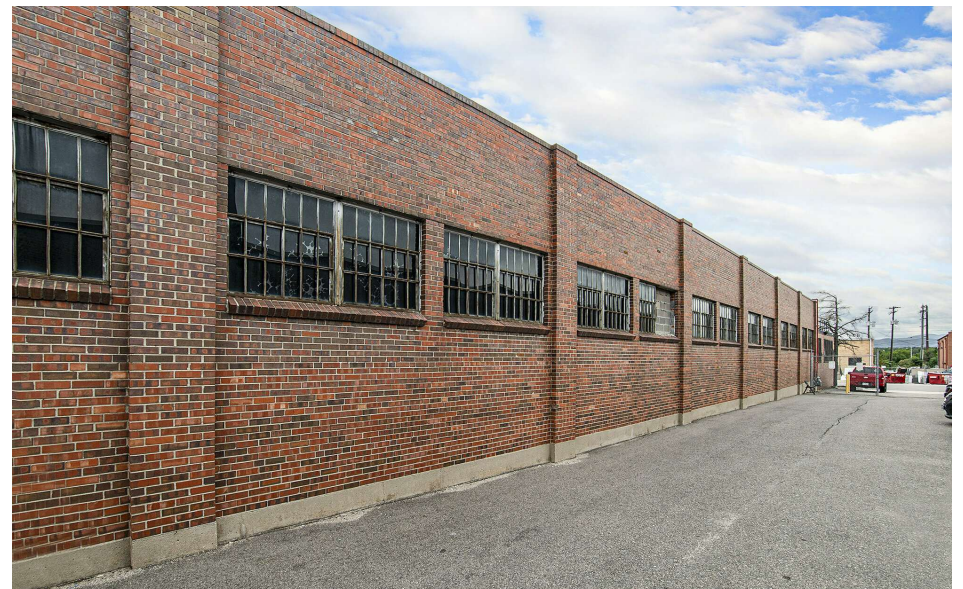
15000 GRANITE BLVD

DENVER, CO 80202

I-A ZONING

[CLICK HERE](#)
DENVER LAND USE CODE







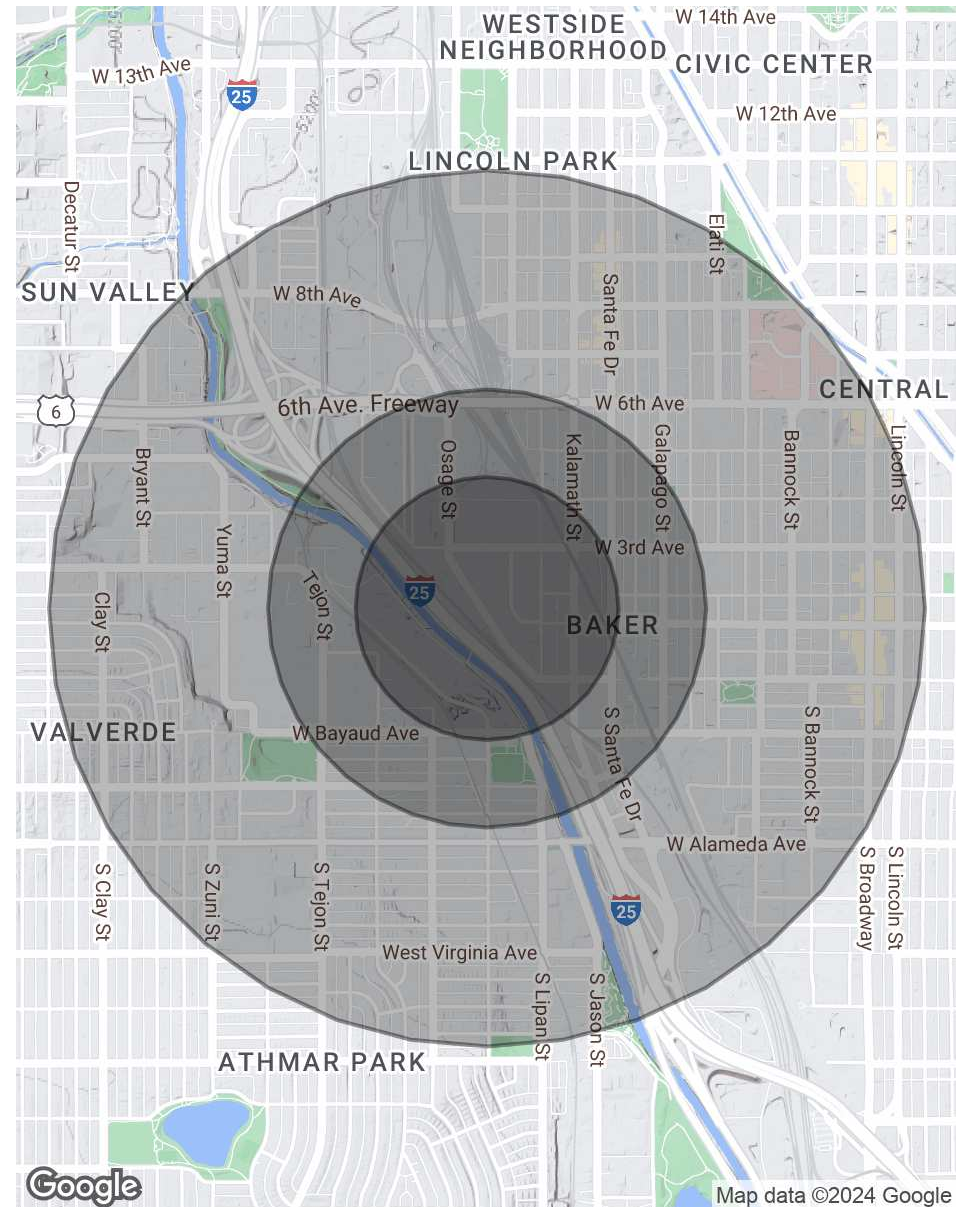
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	69	1,098	14,838
Average Age	37	36	37
Average Age (Male)	40	37	37
Average Age (Female)	31	35	37

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	20	464	7,068
# of Persons per HH	3.5	2.4	2.1
Average HH Income	\$121,559	\$111,395	\$110,027
Average House Value	\$650,147	\$675,126	\$720,565

Demographics data derived from AlphaMap



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Henry Group LLC d/b/a, Henry Group Real Estate in compliance with all applicable fair housing and equal opportunity laws.



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