

3600

E 45TH AVE
DENVER, CO 80216

FOR SALE

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

\$6,650,000 (\$100/SF) • 7.5% CAP RATE

66,260 SF INDUSTRIAL FACILITY
LOCATED IN OPPORTUNITY ZONE!



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

BRETT MACDOUGALL

Vice President

303.512.2736

bmacdougall@uniqueprop.com

MICHAEL DESANTIS

Vice President

303.512.1194

mdesantis@uniqueprop.com

HUDSON CRAMER

Broker Associate

303.512.1154

hcramer@uniqueprop.com

JONAH DURAN

Broker Associate

720.881.6341

jduran@uniqueprop.com



400 S Broadway | Denver, Colorado 80209
www.uniqueprop.com | 303.321.5888

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

- **Seller Leaseback Opportunity - 7.5% Cap Rate. Contact Broker for Details**
- **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

\$6,650,000 (\$100/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

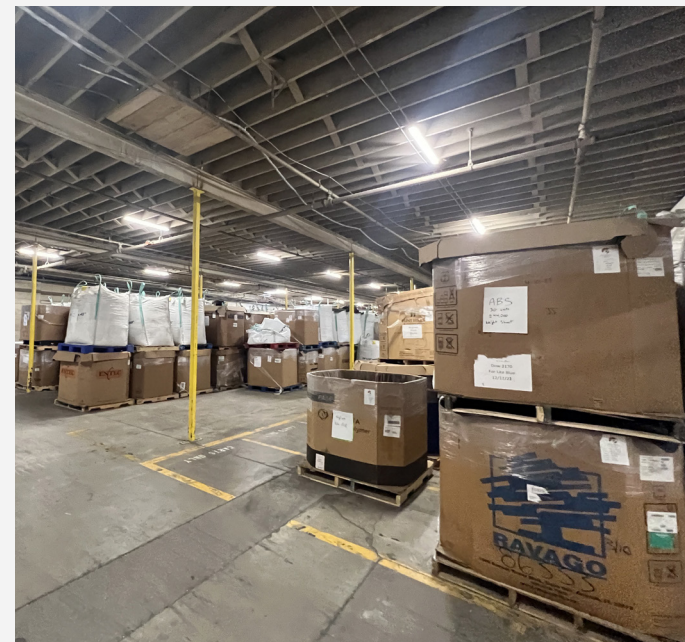
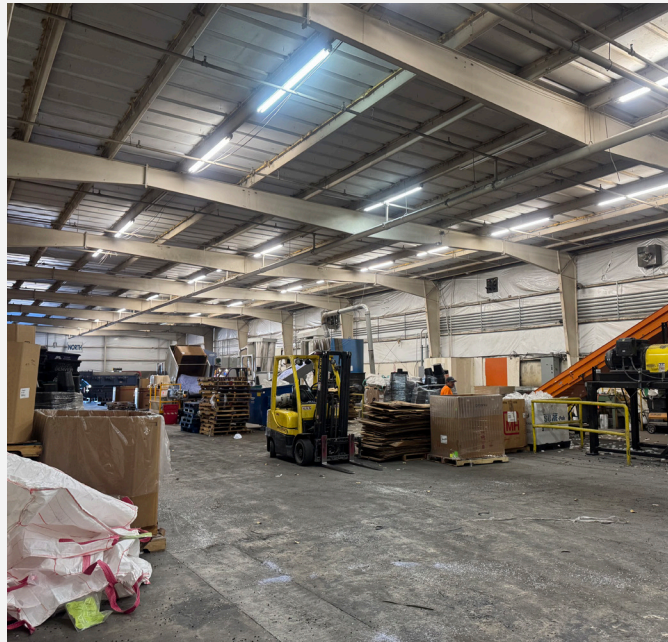
LOADING

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

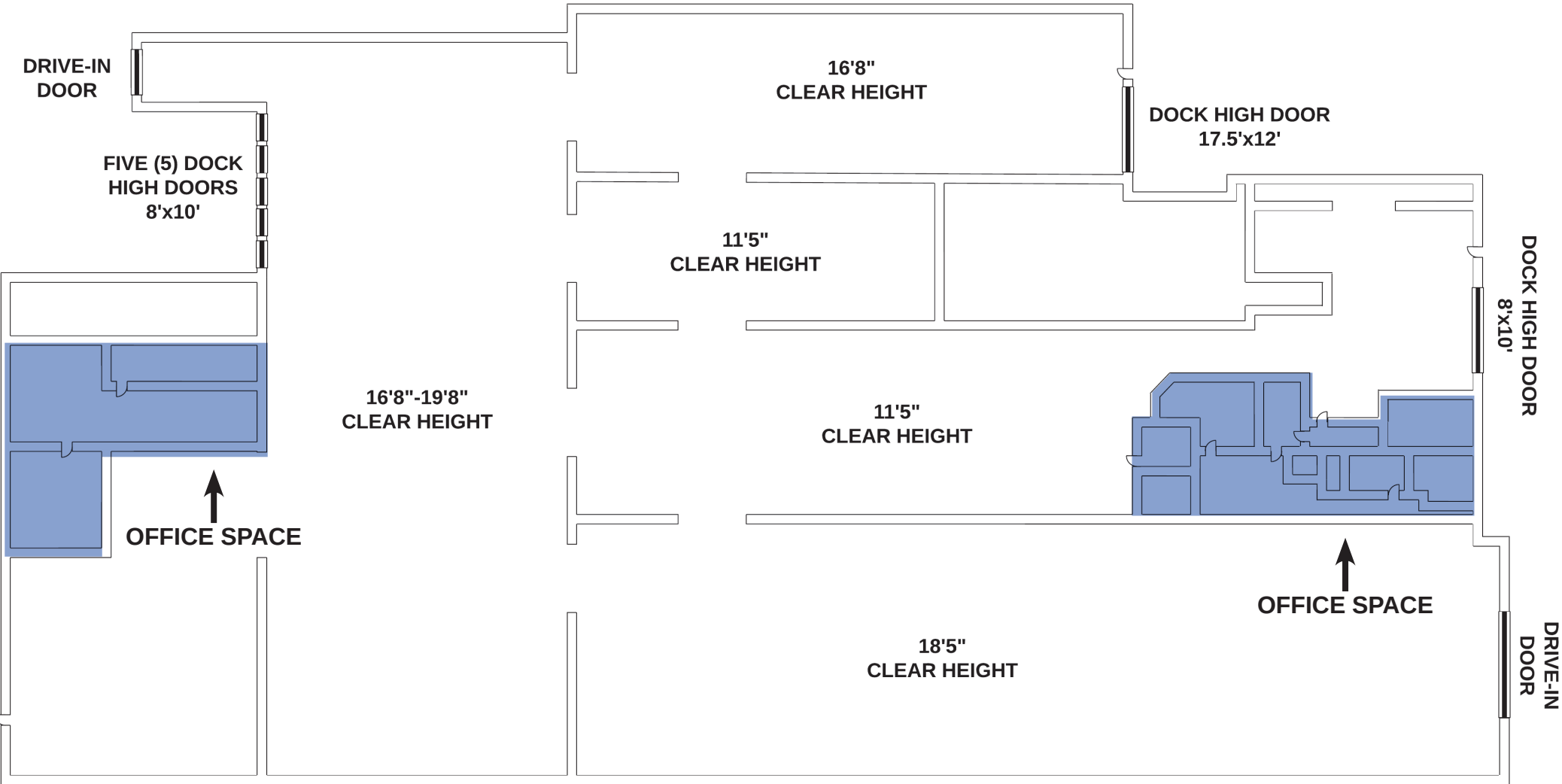


HEAVY POWER WAREHOUSE AT I-70 & COLORADO BLVD

PROPERTY PHOTOS



FLOOR PLAN



CONTACT BROKER FOR ADDITIONAL FLOORPLAN OPTIONS

SITE MAP



**YARD/ADDITIONAL
STORAGE**

**SUBJECT PROPERTY
3600 E 45TH AVE**



SUBJECT PROPERTY
3600 E 45TH AVE

NATIONAL WESTERN
Real Estate

Walmart
KFC
Jack in the box
Starbucks
Wendy's
CUPOTE
McDonald's
TACO BELL
DOLLAR TREE
WELLS FARGO
Arby's
Carls Jr.

HOP ALLEY
LEFT HAND BREWING CO.
Safta
CATBIRD
MISSION BALLROOM
Redeemer PIZZA
barcelona

Starbucks
K
COBBLESTONE CAR WASH
POPEYES
conoco
U-HAUL
CHASE
Pizza Hut
Domino's
Carls Jr.

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