

# 5550 Joliet St.

Denver, CO 80239

## WAREHOUSE FACILITY FOR SALE

36,695 SF | 1.06 AC

Dock high and drive-in loading



I-B Zoning



Strong access to I-70, I-225 &  
Denver International Airport



**Kristjan Danis**

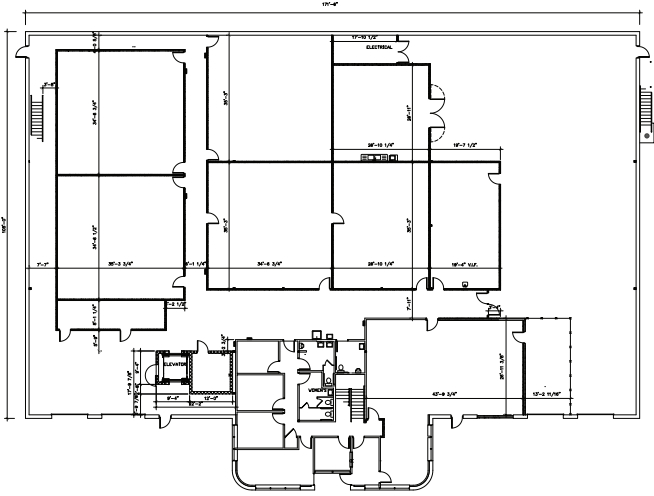
Senior Broker  
+1 303 283 1379  
kristjan.danis@colliers.com

**Matthew Marcus**

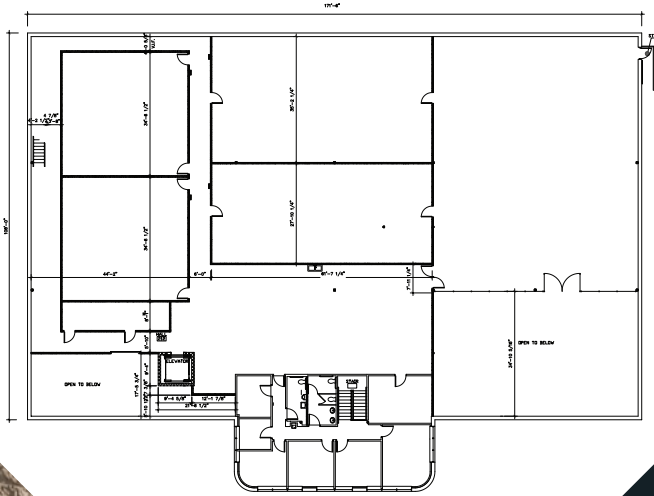
Senior Broker  
+1 720 833 4639  
matthew.marcus@colliers.com

# Floor Plan

## MAIN LEVEL



## SECOND LEVEL



**36,695 SF**  
1.06 AC

SALE PRICE:  
**\$5,000,000.00**

*5550 Joliet St is a large warehouse facility with a current build-out for marijuana cultivation. A cultivation license will have to be brought to the property in order to continue operating as a marijuana cultivation facility.*



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Denver, CO 80239

## PROPERTY DETAILS



RBA:  
36,695 SF



Renovated:  
2016



Loading:  
4 Docks, 2 Drive Ins



Office:  
3,286 SF



Sprinklered:  
Fully



Parking:  
24 Parking Spots



Land:  
1.06 AC



Zoning:  
I-B, OU-2



Elevator:  
Passenger Elevator from  
First to Second Floor



Year Built:  
1985



Power:  
2,000 Amp/  
3p Heavy

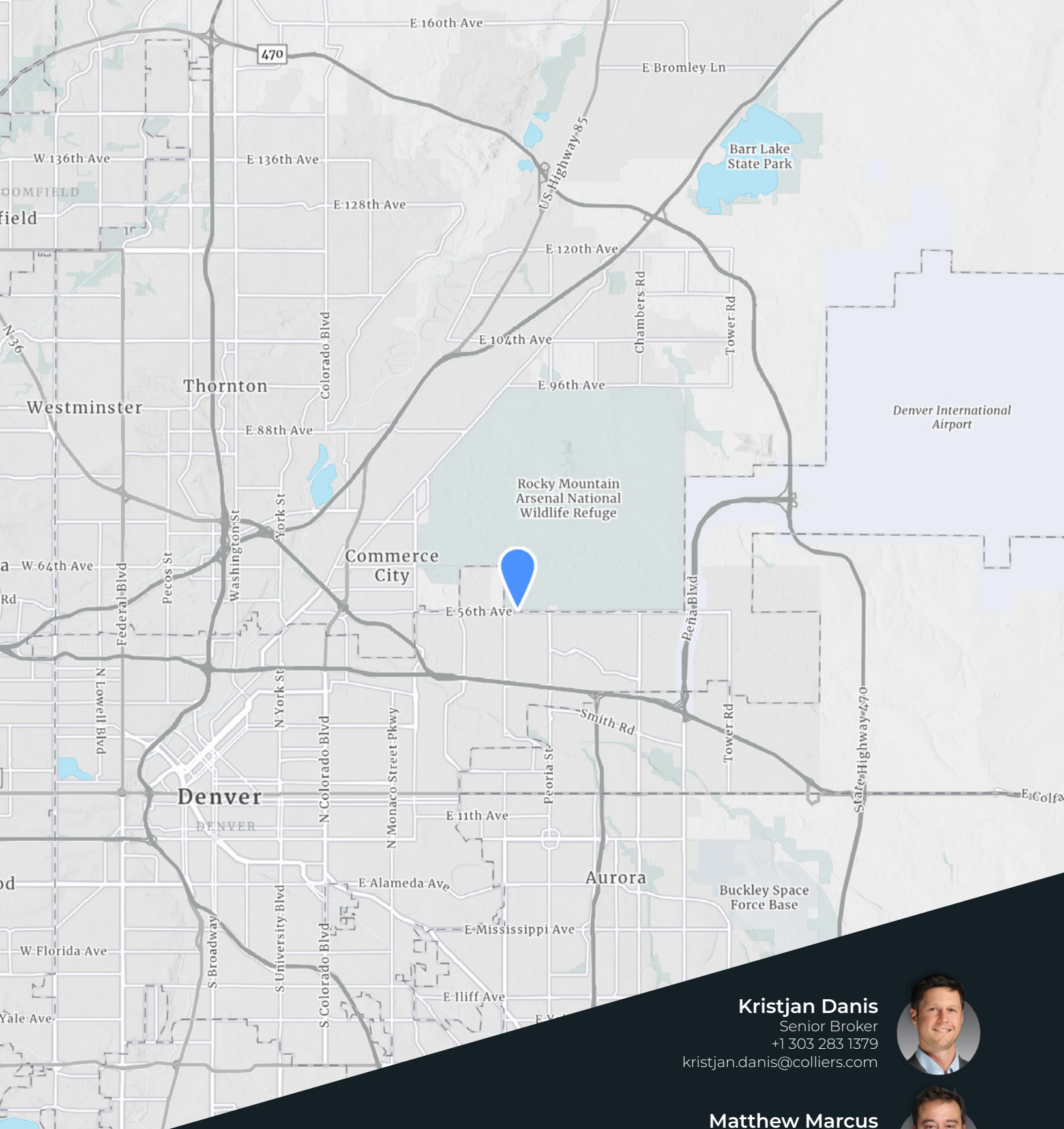


Security:  
74 Camera Security  
System

Dock High

Drive-In





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matthew.marcus@colliers.com



4643 S. Ulster Street, Ste. 1000  
Denver, CO 80237

+1 303 745 5800  
colliers.com/denver

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