

34,660 SF FOR SALE

5395 & 5385 E 39TH AVENUE

DENVER, COLORADO 80207



OWNER FINANCING AVAILABLE!

NE PARK HILL LOCATION



FOR MORE INFORMATION

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INDUSTRIAL / DISTRIBUTION / MANUFACTURING
INDUSTRIAL CONDO FOR SALE

2000 SOUTH COLORADO BOULEVARD | TOWER II, SUITE 380 | DENVER, COLORADO 80222 | lee-associates.com/denver

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Property Overview

Building Size 34,660 SF

Lot Size 1.49 Acre

Unit 5395 Building Size: 22,874 SF
Yard Size: 10,000 SF (open Yard #2)

Unit 5385 Building Size: 11,786 SF
Yard Size: 6,400 SF (closed Yard #1)

Parcel Number 01194-00-031-000

Tenancy Single or multi

Buildings 1

Units 2

Stories 1

Free Standing Yes

Zoning 1-A

Renovated 2014

Heating RTU

Power 800-2400 Amps, 280V, 3-Phase (TBV)

Parking 40 Off street and on street

Sprinklers Fully sprinklered

Dock-High Doors 10

Drive-In Doors 2

Clear Height 13'

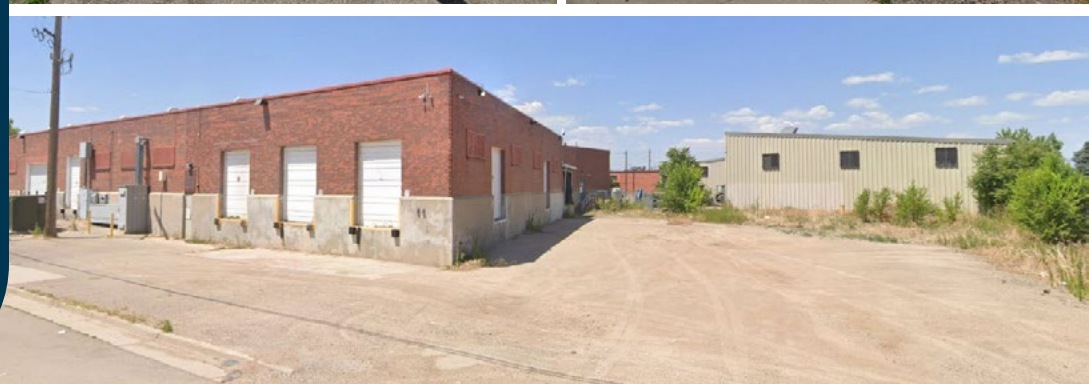
Price: \$5,100,000

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Property Overview

Location & Access

- Easy access to I-70 and Colorado Blvd
- Close proximity to Denver International Airport (~20 minutes)
- Direct routes to downtown Denver (~15 minutes)

Zoning & Property Use

- Mix of industrial, commercial, and residential zones
- The Property is zoned I-A (Industrial) - common in this area

Commercial & Industrial Activity

- Growing interest in last-mile logistics and warehouse uses
- Attractive to small-to-midsize industrial tenants

Neighborhood Character

- Part of the broader Park Hill community, historically known for its diversity
- Active local organizations focused on revitalization and community engagement
- Blend of older homes, new developments, and industrial sites

Redevelopment Potential

- Increasing interest from investors and developers due to location and available space
- Nearby areas undergoing mixed-use redevelopment and infrastructure upgrades

Nearby Amenities

- Close to Central Park (formerly Stapleton) shopping and dining
- Parks and green spaces like Martin Luther King Jr. Park and City of Axum Park
- Near the East Rail Line (A Line) connecting to Union Station and DIA



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Location Overview

Northeast Park Hill has a rich history and has undergone significant changes over the years, including efforts toward community development and revitalization. The neighborhood is characterized by its diversity and a strong sense of community among residents, and is known for its industrial and commercial zones, as well as its residential areas.

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Property Overview

Multiple Ways to Purchase & Utilize the Property

5395 & 5385 E 39th Avenue, a former grow operation, has been completely and properly decommissioned.

The entire building has been opened up, cleaned, and is ready for a new operator.

5395 & 5385 E 39th Ave can be sold as a single building of 34,660 SF, or as individual condo units.

Another option is to purchase one side and sell/lease the other! Talk to me about how to use SBA financing to purchase this with 0% down. Tons of power with over 2000 amps, many access points, and an envious amount of yard space.

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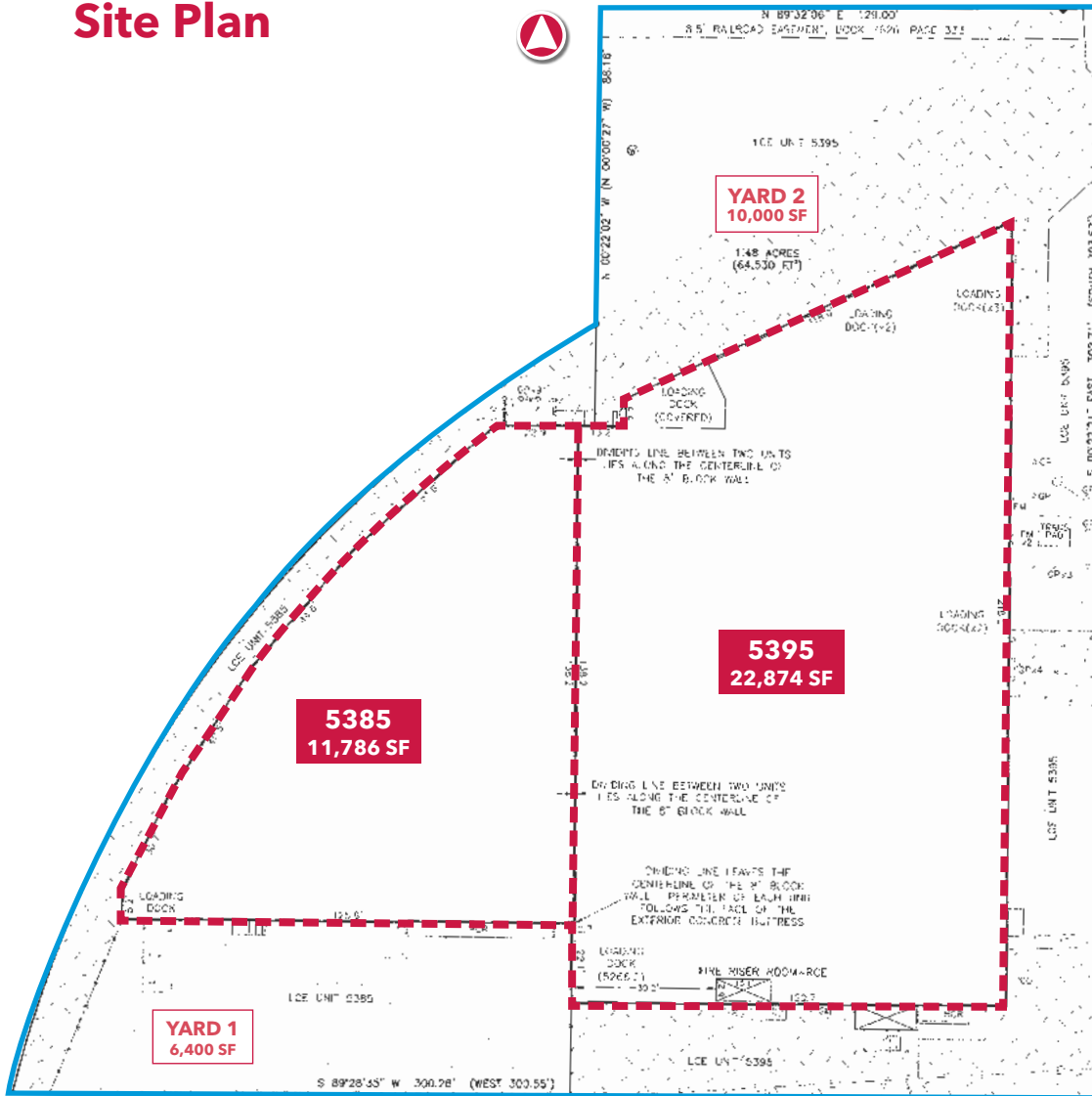


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Site Plan



GRAPE STREET

E 39TH AVENUE

Units may be purchased separately or together.

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Demographics

	1 Mile	3 Miles	5 Miles
Population	9,991	120,261	380,585
Daytime Population	9,135	74,310	325,787
Households	3,665	48,372	177,564
Average HH Income	\$84,927	\$120,617	\$112,451
Median HH Income	\$66,800	\$92,268	\$82,850



8,623

Population

Neighborhood 2024



2,995,000

Population

Metro Denver 2024



4.5%

Job Growth

Denver 2024-2025

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LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES





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