

PRIME INDUSTRIAL FOR SALE OR LEASE

5981 MARION DRIVE

5981 MARION DR., DENVER, CO 80216

TREVEY
COMMERCIAL

OUTDOOR STORAGE



[DRONE VIDEO TOURS](#)

PROPERTY FEATURES

- 13,992 SF Building on 0.77 Acres – For Sale or Lease
- Outdoor Storage Permitted
- Loading Access on Three Sides of the Building
- Six (6) Drive-in Doors; One (1) Dock-high Door
- Yard Area for Storage or Parking
- Located in Unincorporated Adams County
- Designated Enterprise Zone & Colorado Opportunity Zone
- Infrastructure Expansion to Four Lanes on Marion Drive Recently Completed
- Excellent Accessibility to I-70, I-270, and I-25
- Ideal for Owner / User or Investment Opportunity

PROPERTY DETAILS

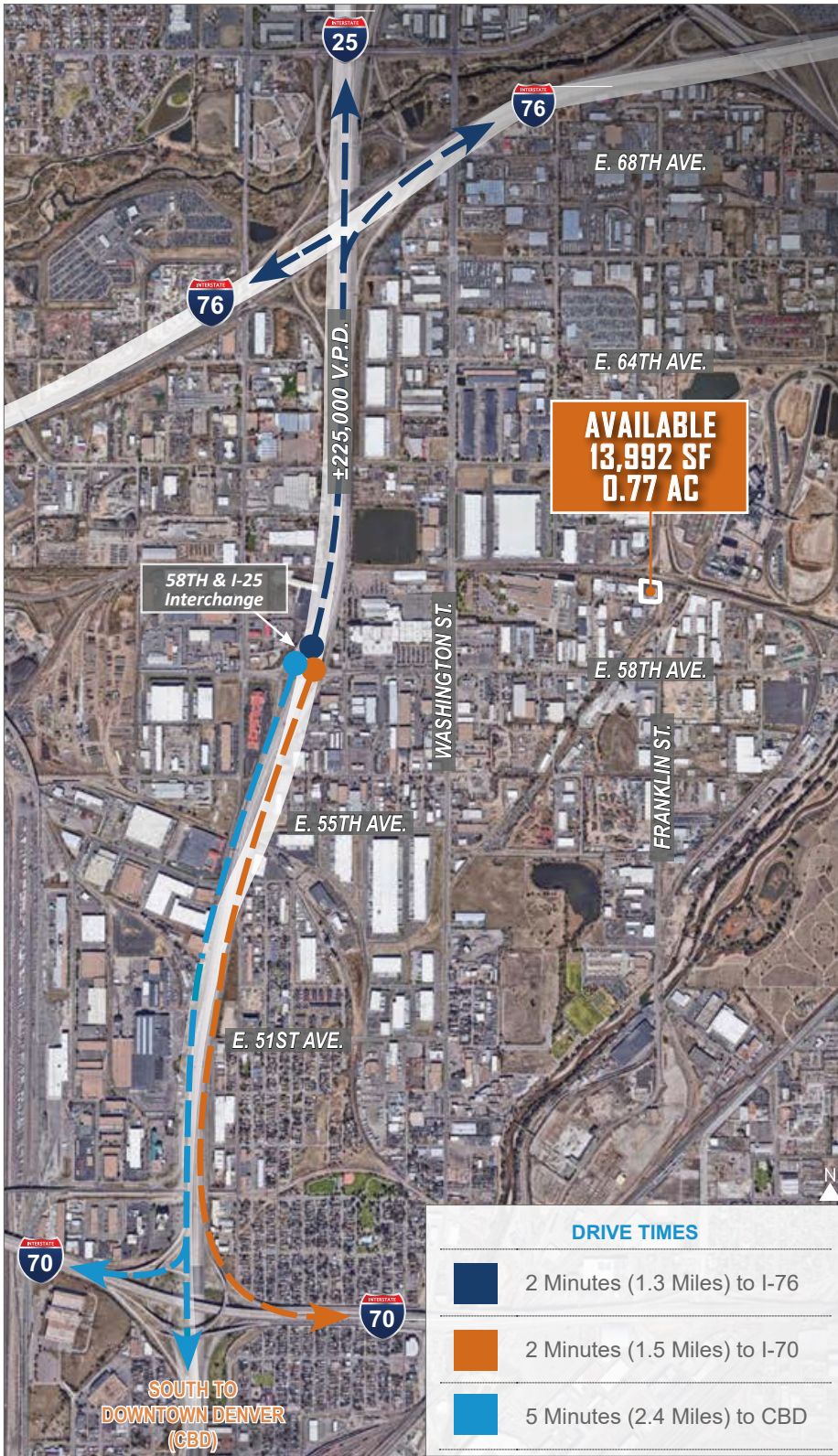
SIZE	13,992 SF on 0.77 AC
SALE PRICE	\$3,200,000.00 (\$228.70/SF)
PROPERTY TAXES	\$50,731.16 (2024)
LEASE RATE	\$16.00 / SF NNN
NNN / CAM RATE	\$6.37 / SF (Estimate)
OFFICE	±2,400 SF
LOADING	Three (3) 10'x10' Drive-in Two (2) 12'x10' Drive-in One (1) 12'x14' Drive-in One (1) 10'x10' Dock-high
CLEAR HEIGHT	±14' Clear
POWER	100KVA / 1500A (New 2007) (to be verified by an electrician)
ZONING	I-2: Industrial
UTILITIES	Denver Water / Xcel Energy

13,992 SF ON 0.77 AC

FOR SALE OR LEASE

5981 MARION DR., DENVER, CO

SITE LOCATION



INCENTIVES:

Located within a Designated Enterprise Zone – Eligible for State Income Tax Credits

Key Credits Include:

- 3% Investment Tax Credit on Equipment Purchases
- 3% R&D Tax Credit on Annual Research
- 12% Job Training Tax Credit
- \$1,100 New Employee Credit
- \$1,000 Health Insurance Credit per Insured Job
- Up to 25% Vacant Building Rehabilitation Credit (max \$50,000)

SALES TAX SAVINGS:

- 4.75% Sales Tax Rate in Unincorp. Adams County
- Roughly 50% Lower than the Metro Area Average
- Ideal for Wholesalers and Retailers

[Follow this link for more details.](#)

TREVEY
COMMERCIAL

www.trevey.com
303-841-1400

NICK STEITZ
S.V.P. Sales & Leasing
nsteitz@trevey.com
C: 720-244-2080

HEATH HONBARRIER
V.P. Sales & Leasing
heath@trevey.com
C: 720-252-0144

BROKERAGE DISCLOSURE

Information contained herein has been obtained from sources believed reliable; however, no guarantee, warranty, or representation is made as to its accuracy. All information, including price and terms, is subject to change without notice. Please verify all information prior to reliance.