



# 5135-5145 EAST 38TH AVENUE DENVER, CO 80222

**FOR SALE**



## ABOUT THE PROPERTY

- Versatile warehouse, shop and office space
- Drive-in loading door access
- Functional private office suites
- Enclosed yard space
- Quick access to the I-70 business corridor

**LIST PRICE:**  
**\$2,290,000**

## PROPERTY FACTS

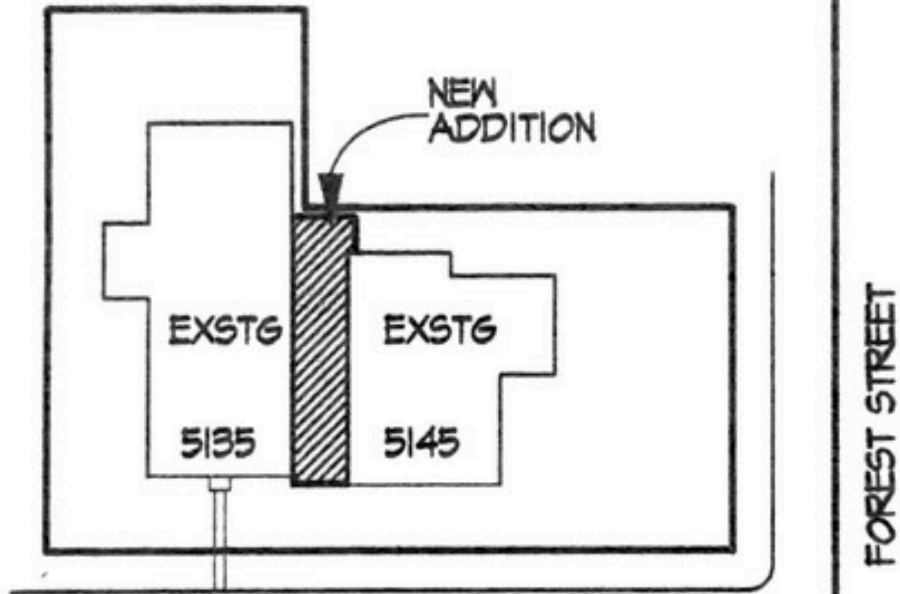
LOT SF	24,350
BUILDING SF	9,127
ZONING	I-MX-3

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5135-5145 East 38<sup>th</sup> Avenue



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E. 38th AVENUE

FOREST STREET

# PROJECT LOCATION MAP

NO SCALE





5135-5145 EAST 38<sup>th</sup> AVENUE  
DENVER, CO 80222

**4 NOSES**  
BREWING COMPANY



**SITE**



**STATION 26**  
BREWING CO

COLORADO BLVD

**CITY OF AXUM**  
PARK

SMITH ROAD

QUEBEC ST



### LOCATION HIGHLIGHTS

5135–5145 East 38th Avenue is located in the Northeast Park Hill industrial corridor with direct access to I-70 and Colorado Boulevard. Positioned within an established logistics area, the property offers strong connectivity and is well-suited for a range of industrial and trade uses.



**David Leuthold**



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