FOR SALE
40,000 SF

REDUCED PRICE

INDUSTRIAL

12790 E. 38th AVE,
DENVER, CO 80239

Ilya Klein
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NovelCommercial
501 S Cherry Street Suite 1100
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FINANCIAL SUMMARY

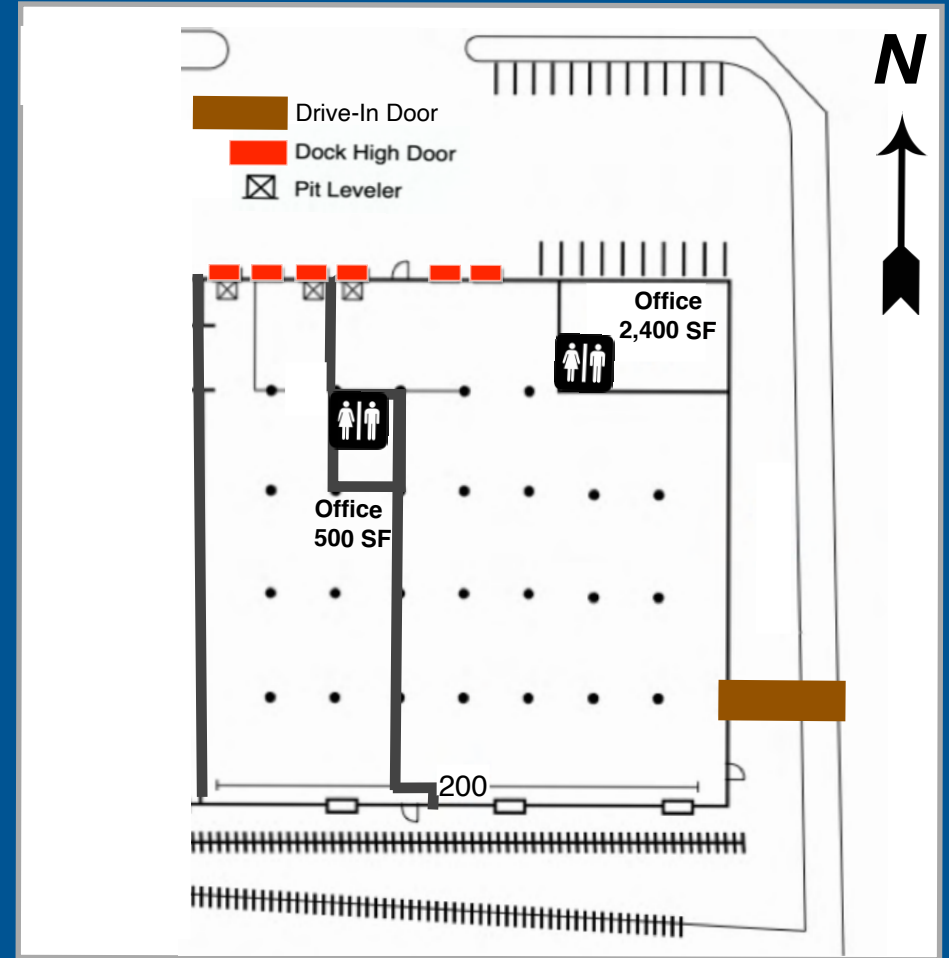|	
OFFERING PRICE	**$5,600,000**
LEASABLE AREA	**40,000 SF**
PRICE PER SF	**$140**
POSSIBLE USES	**Warehouse Distribution Manufacturing**
LOT SIZE	**1.8 Acres**
LOADING	**6 Dock High & 1 Drive-In Doors**
POWER	**800 Amps of 277/480 3-phase**
COUNTY	**Denver**
ZONING	**I-B**

PROPERTY OVERVIEW
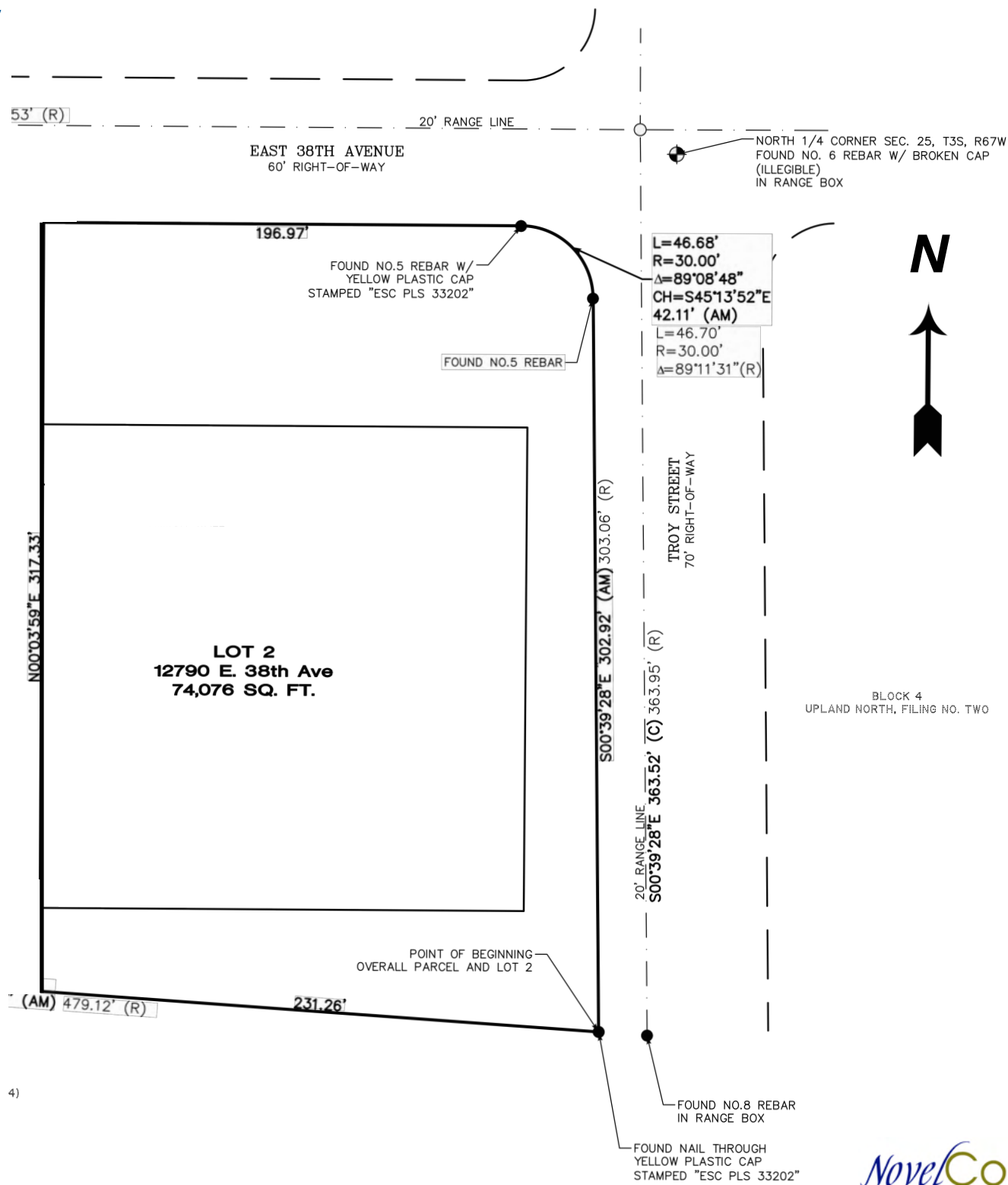

✔ 20' Clear Height

✔ 6 Dock High Doors

✔ Drive-In Door (12' x 14')

✔ Fully Fire Sprinklered

✔ 800 Amps of 277/480 3-Phase

✔ 40' x 25' Column Spacing

✔ Fresh Interior/Exterior Painting

✔ Rail Possible (Union Pacific)

✔ New 20 Year Roof Warranty

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Drive-In Door
Dock High Door
Pit Leveler

Office
2,400 SF

Office
500 SF

200

N

PROPERTY SURVEY

EAST 38TH AVENUE
60' RIGHT-OF-WAY

53' (R)

20' RANGE LINE

NORTH 1/4 CORNER SEC. 25, T3S, R67W
FOUND NO. 6 REBAR W/ BROKEN CAP
(ILLEGIBLE)
IN RANGE BOX

196.97'

FOUND NO.5 REBAR W/
YELLOW PLASTIC CAP
STAMPED "ESC PLS 33202"

FOUND NO.5 REBAR

L=46.68'
R=30.00'
Δ=89°08'48"
CH=S45°13'52"E
42.11' (AM)
L=46.70'
R=30.00'
Δ=89°11'31"(R)

N00°03'59"E 317.33'

LOT 2
12790 E. 38th Ave
74,076 SQ. FT.

TROY STREET
70' RIGHT-OF-WAY

S00°39'28"E 302.92' (AM) 303.06' (R)

20' RANGE LINE
S00°39'28"E 363.52' (C) 363.95' (R)

BLOCK 4
UPLAND NORTH, FILING NO. TWO

POINT OF BEGINNING
OVERALL PARCEL AND LOT 2

(AM) 479.12' (R)   231.26'

4)

FOUND NO.8 REBAR
IN RANGE BOX

FOUND NAIL THROUGH
YELLOW PLASTIC CAP
STAMPED "ESC PLS 33202"

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DEMOGRAPHICS REPORT FOR 80239

POPULATION	1 MILE	3 MILE
	12,709	136,354

HOUSEHOLDS	1 MILE	3 MILE
	3,722	42,963

MEDIAN AGE	1 MILE	3 MILE
	33.10	33.60

MEDIAN HH INCOME	1 MILE	3 MILE
	$63,726	$63,033

POPULATION GROWTH '23-'28	1 MILE	3 MILE
	2.14%	2.32%

HOUSEHOLD GROWTH '23-'28	1 MILE	3 MILE
	2.12%	2.79%

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LOCATION I-70 & I-225

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