



For Sale



5105 E. 39th Ave.  
Denver, CO 80207

Asking Price:

\$2,499,995

13,517 SF Available

### Industrial Space with Outdoor Storage



Premium Office  
Finishes (3,514 SF  
approx.)



Secured  
Yard Area



Free-Standing  
Building with  
Heavy Power

Accelerating success.

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# 13,517 SF

**Sale Price:** \$2,499,995

**Taxes:** \$54,859(2026)

**Square Feet:** 13,514 SF  
+/- 10,000 SF Warehouse  
+/- 3,514 SF Office

**Power:** 1,200 Amps.,  
240 V, 3-Phase (TBV)

**Site Size:** 0.98 Acres (42,459 SF)

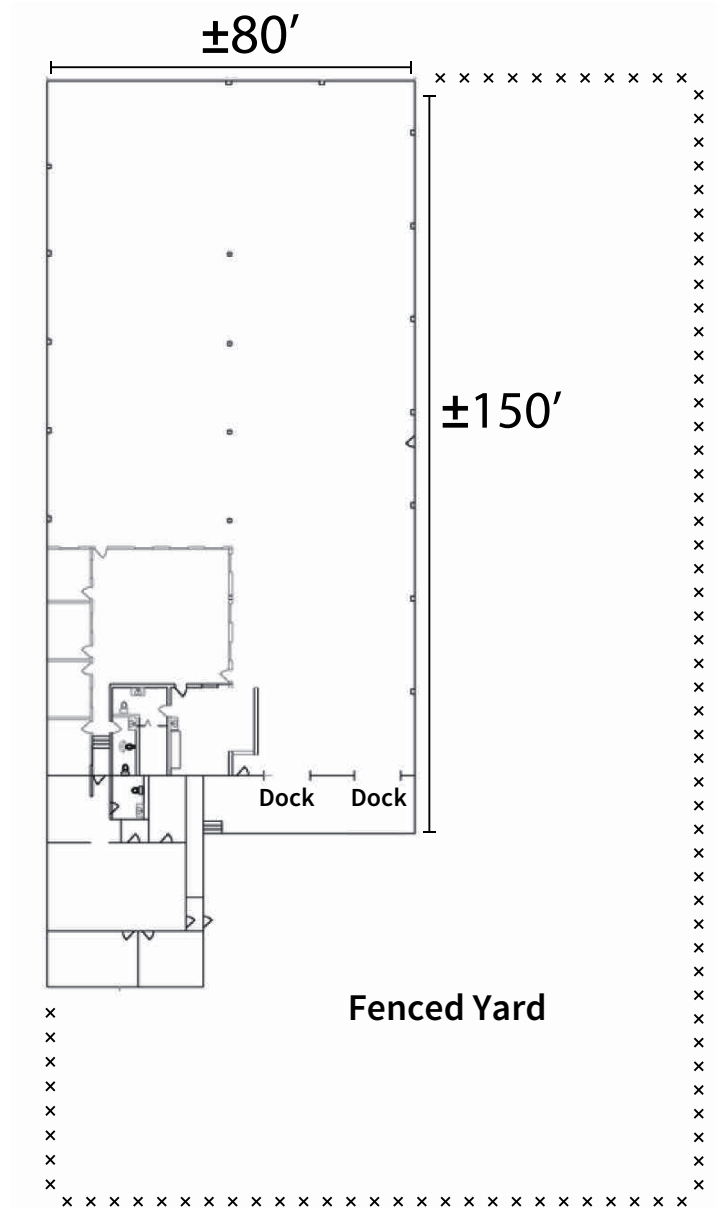
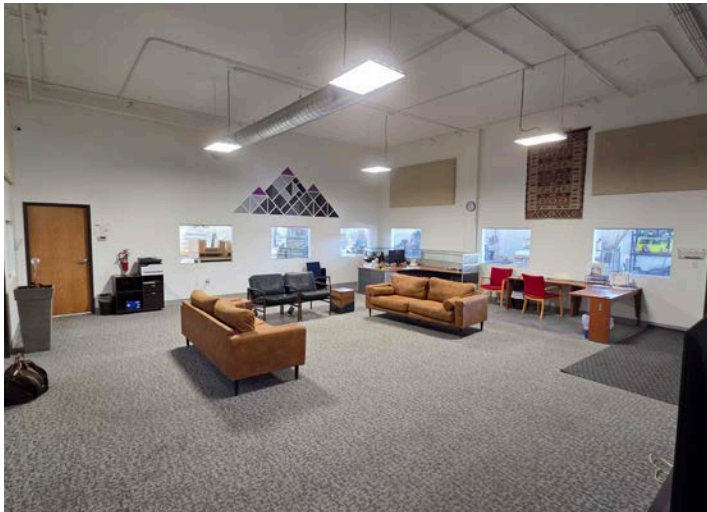
**Zoning:** I-A / U-O-2

**Clear Height:** 14'

**Year Built / Renovated:** 1957 / 2016

**Parking:** 24 Spaces

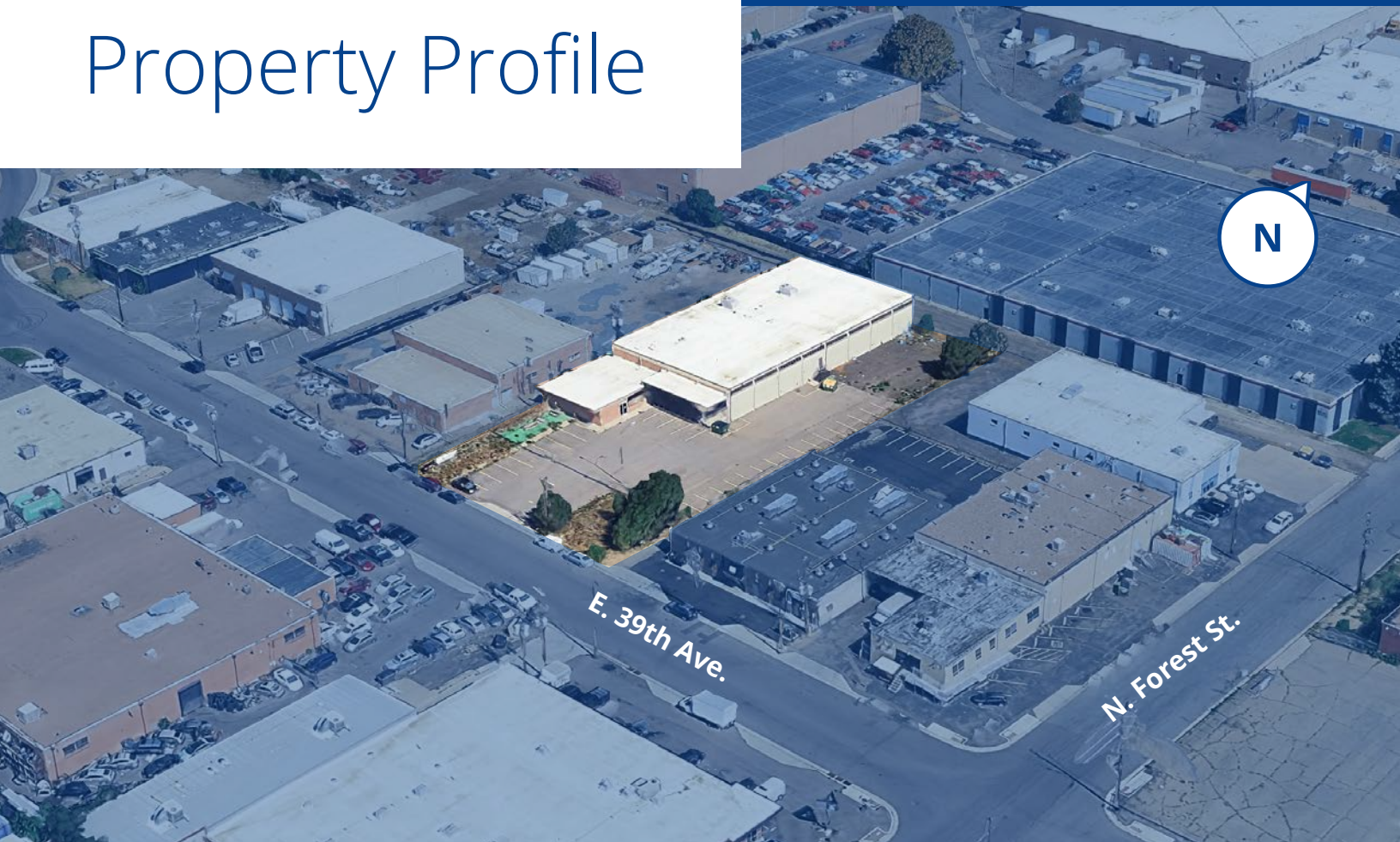
**Loading:** Two (2) Dock-High (10'X10')





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# Property Profile





# Location & Access

## Travel Distances

40th & Colorado RTD Station	1 mi.   20 Min Walk
I-70	0.8 mi.   5 Mins
I-270	3 mi.   7 Mins
I-25	4 mi.   10 Mins
Downtown Denver	5 mi.   15 Mins

## Population Stats (2024 Est.)

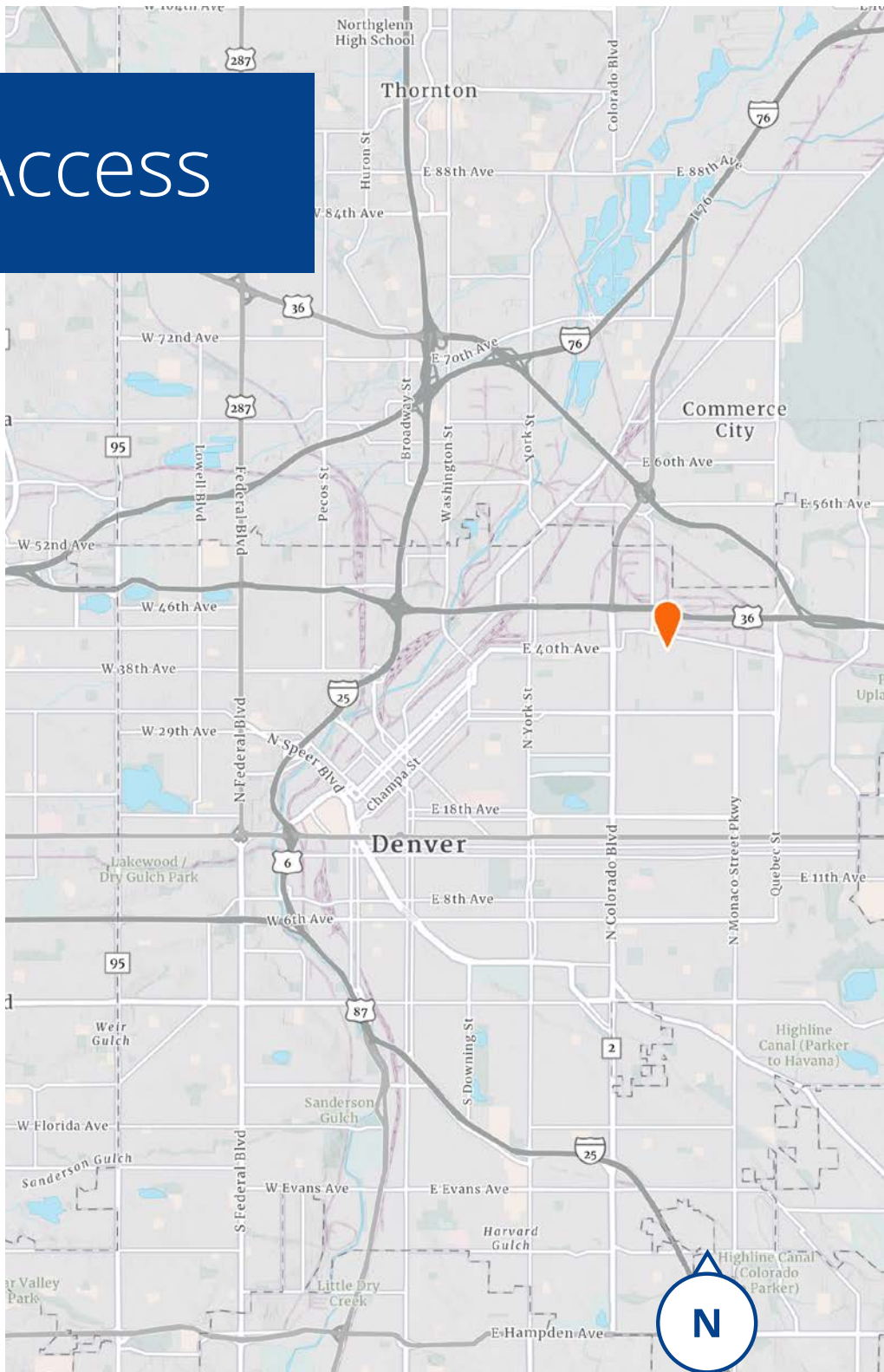
- **1-Mile Radius:** 9,350 Residents
- **3-Mile Radius:** 118,144 Residents
- **5-Mile Radius:** 387,508 Residents

## Income & Housing (Within 1 Mile)

- **Median Household Income:**  
\$63,507-\$71,877 Est.
- **Median Home Value:**  
\$474,750-\$547,173 Est.

## Educational Attainment

- **Bachelor's Degree or Higher**  
42.7%-47.8% Est.
- **High School Completion**  
92.3% Est.



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