

Colliers

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

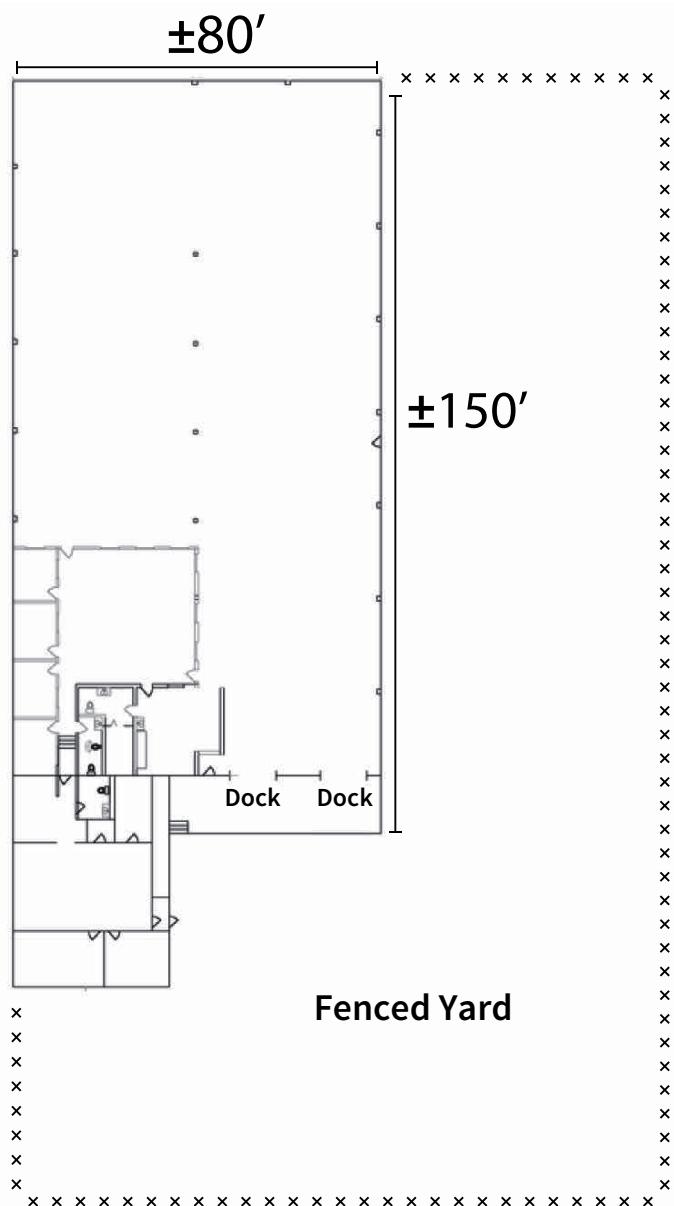
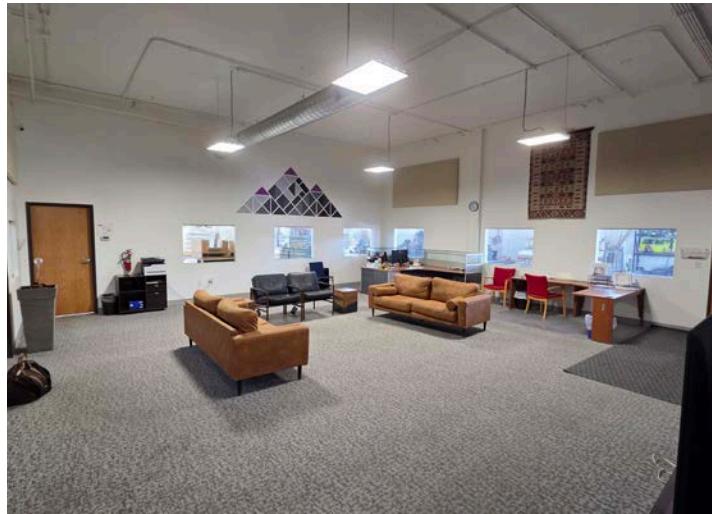


Free-Standing  
Building with  
Heavy Power

Accelerating success.

# 13,517 SF

<b>Sale Price:</b>	\$2,499,995
<b>Taxes:</b>	\$54,859(2026)
<b>Square Feet:</b>	13,514 SF +/- 10,000 SF Warehouse +/- 3,514 SF Office
<b>Power:</b>	1,200 Amps., 240 V, 3-Phase (TBV)
<b>Site Size:</b>	0.98 Acres (42,459 SF)
<b>Zoning:</b>	I-A / U-O-2
<b>Clear Height:</b>	14'
<b>Year Built / Renovated:</b>	1957 / 2016
<b>Parking:</b>	24 Spaces
<b>Loading:</b>	Two (2) Dock-High (10'X10')

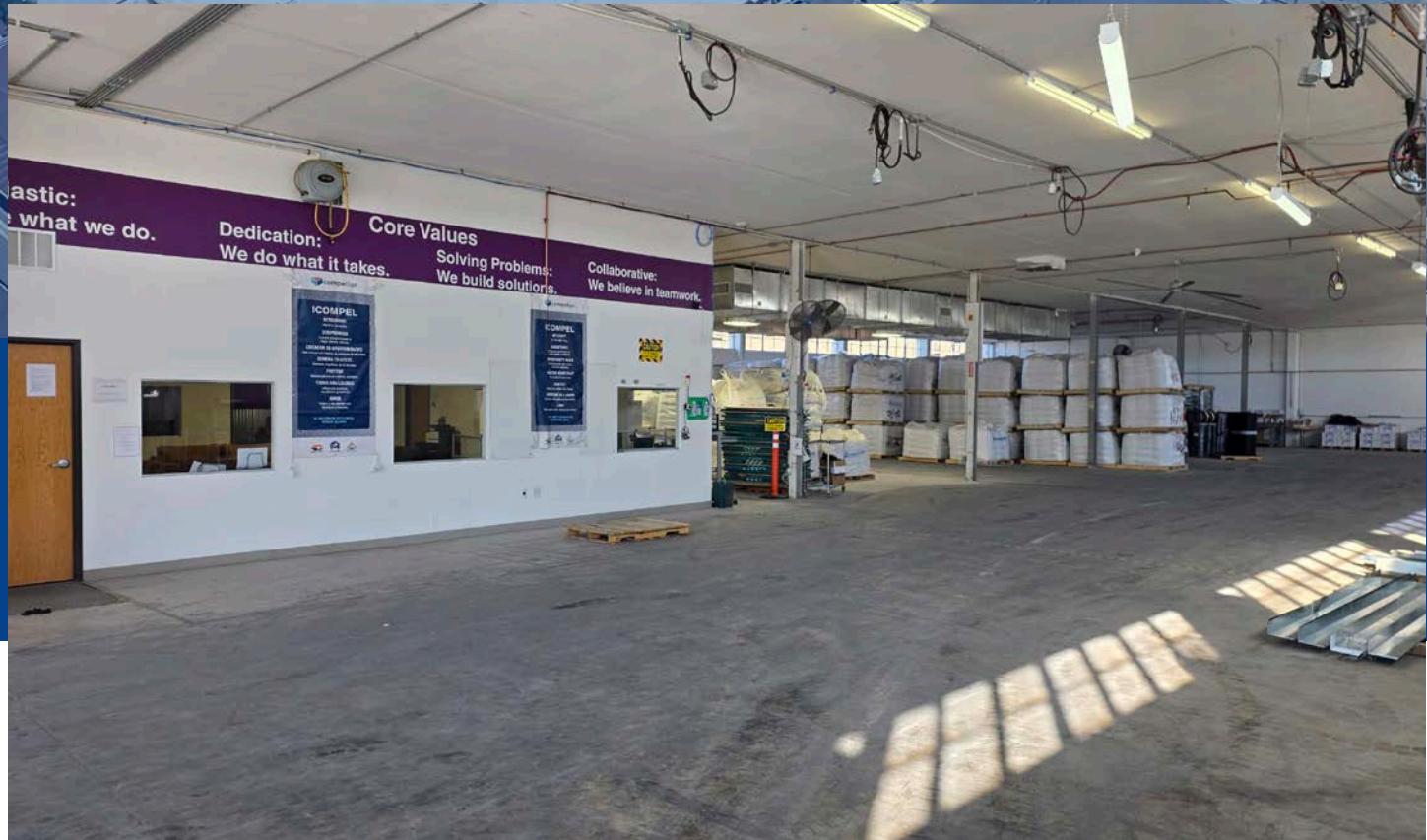


**Fenced Yard**



5105 E. 39th Ave. | For Sale

# 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.)

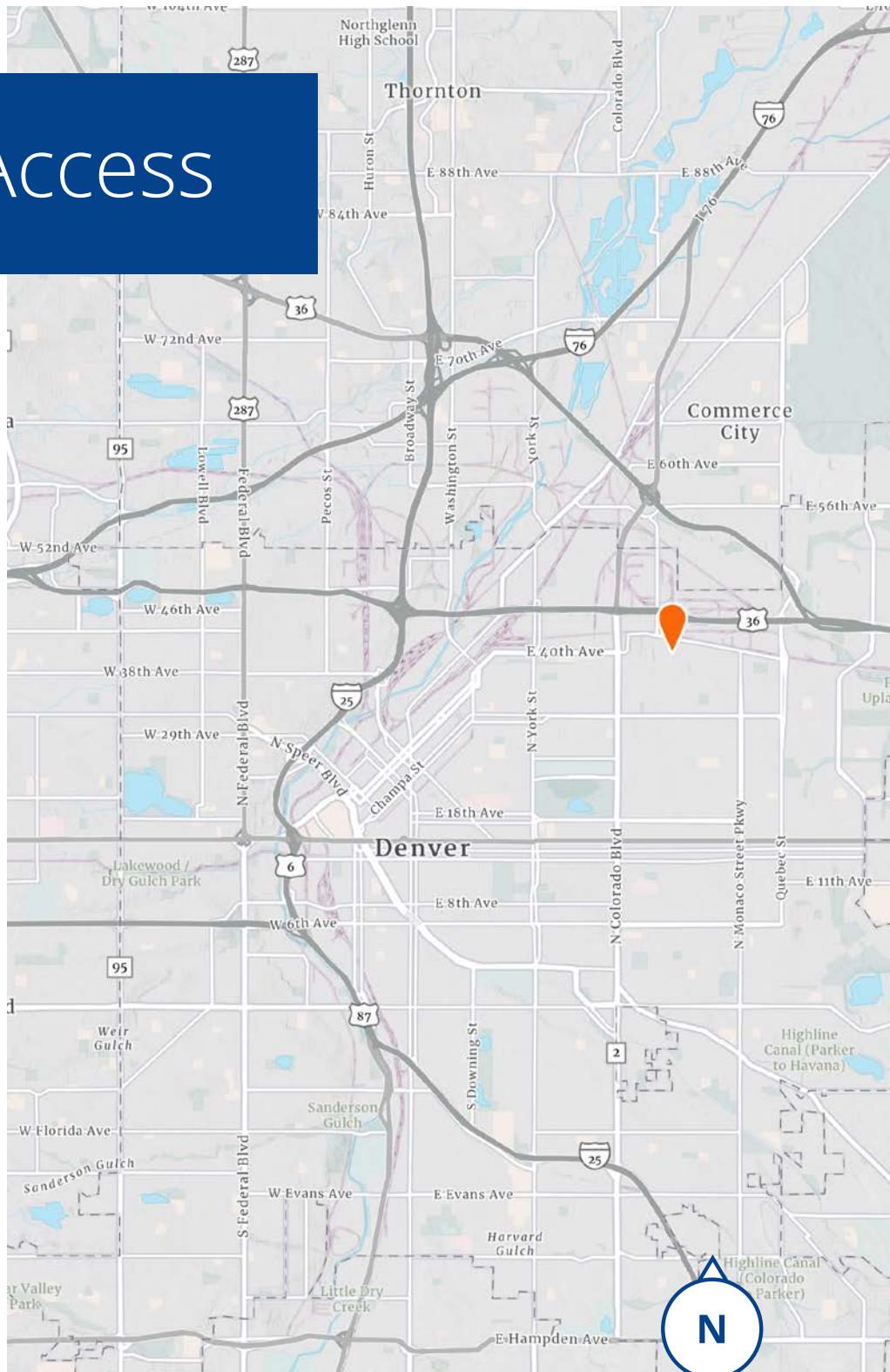
- **1-Mile Radius:** 9,350 Residents
- **3-Mile Radius:** 118,144 Residents
- **5-Mile Radius:** 387,508 Residents

## 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.



4643 S. Ulster St. Ste. 1000  
Denver, CO 80237  
+1 303 745 5800  
[colliers.com/denver](http://colliers.com/denver)

## Tyler Ryon

## Principal

+1 720 833 4612

tyler.ryon@colliers.com

This communication has been prepared by Colliers Denver for advertising and/or general information only. Colliers Denver makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers Denver excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers Denver and/or its licensor(s). © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.