

1255

W 47TH AVENUE



1255 W 47TH AVE | DENVER, COLORADO 80211
CONFIDENTIAL OFFERING MEMORANDUM

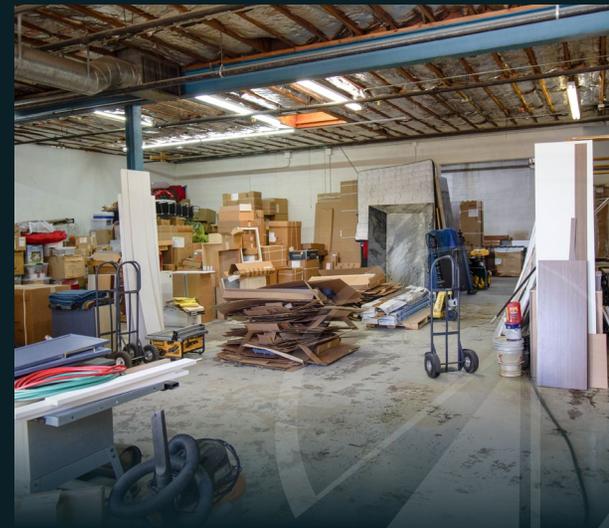
 **PINNACLE**
REAL ESTATE ADVISORS

EXECUTIVE SUMMARY

1255 W 47TH AVENUE

1255 W 47th Avenue offers the opportunity to acquire a well-configured flex warehouse in North Central Denver. It's ideal for an owner-user seeking a combination of warehouse, showroom, and office space. The layout features a large showroom area, four small offices, and an open floorplan warehouse. There is a 934 SF mezzanine in the warehouse for additional storage space. Loading is supported by two dock high doors and one drive in door, covering a wide variety of operational needs. The property also benefits from excellent access to I-25 and I-70, connecting operators to the Denver Metro and allowing efficient distribution across the region.





EXECUTIVE SUMMARY

PROPERTY DETAILS

List Price:	\$2,877,000
Building Size:	13,226 SF
Lot Size:	0.39
Parking:	10
Zoning:	I-A
Construction Type:	MASONRY
YOC:	1971
Property Taxes:	\$51,483.38 (2025)

PROPERTY HIGHLIGHTS

TWO DOCK HIGH LOADING DOORS (12FT & 10FT)

ONE DRIVE IN DOORS (12 FT)

14' CLEAR HEIGHT

OFFICE/SHOWROOM WITH LARGE OPEN WAREHOUSE

934 SF MEZZANINE FOR ADDITIONAL STORAGE SPACE

TWO BATHROOMS WITH ONE SHOWER

FORCED AIR HEATERS (WAREHOUSE) & 2 RTU'S (OFFICE)



LOCATION MAP

North Central Denver offers a strategic location with convenient access to the greater Denver Metro, including Downtown Denver, the Highlands, and Commerce City. The central location allows businesses to efficiently serve customers and employees throughout the metro area while benefiting from strong connectivity to I-25 & I-70. The area also sees continued investment and redevelopment, particularly in Globeville, which just received a 4-billion-dollar investment in a new mixed-use development. This combination of accessibility and growth makes North Denver an excellent location to operate and expand a business.

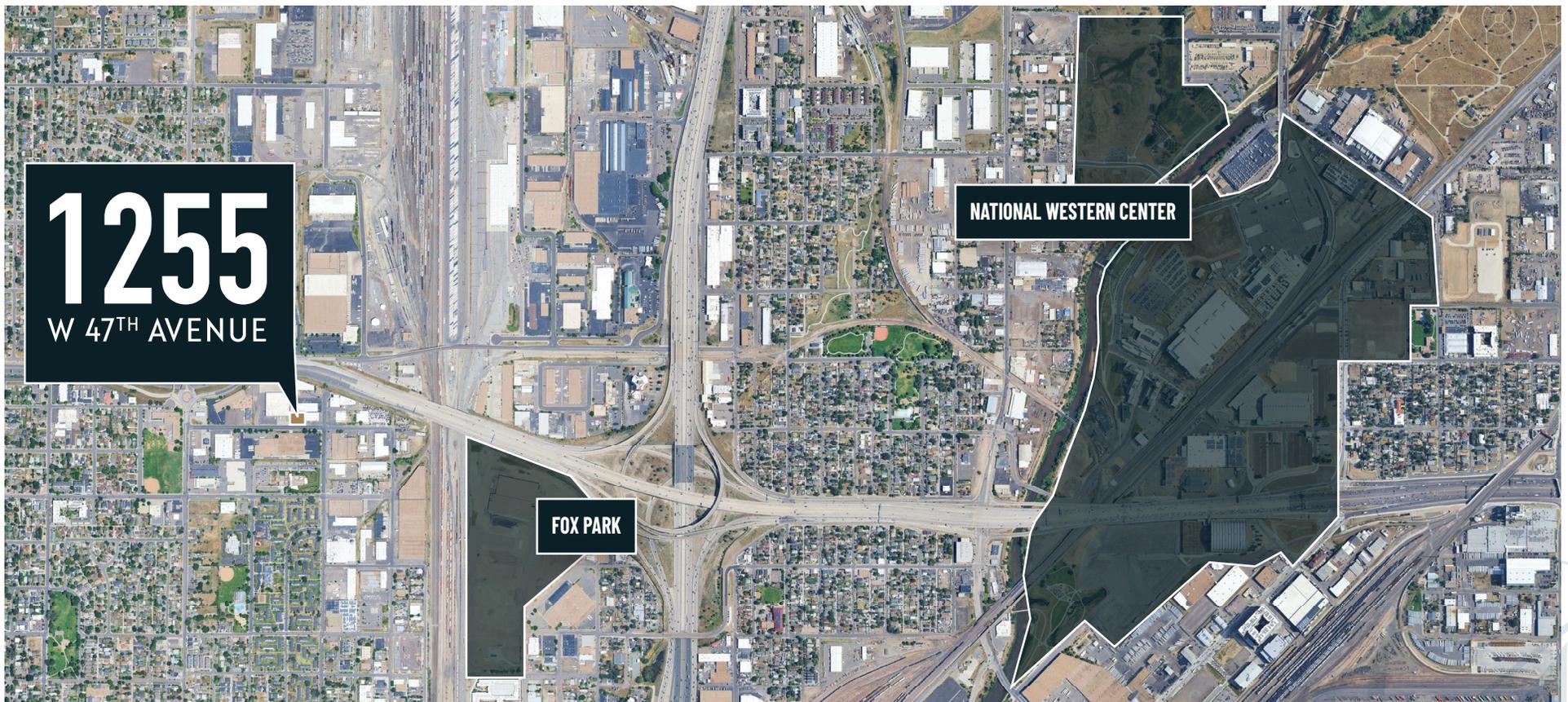


NEW DEVELOPMENTS

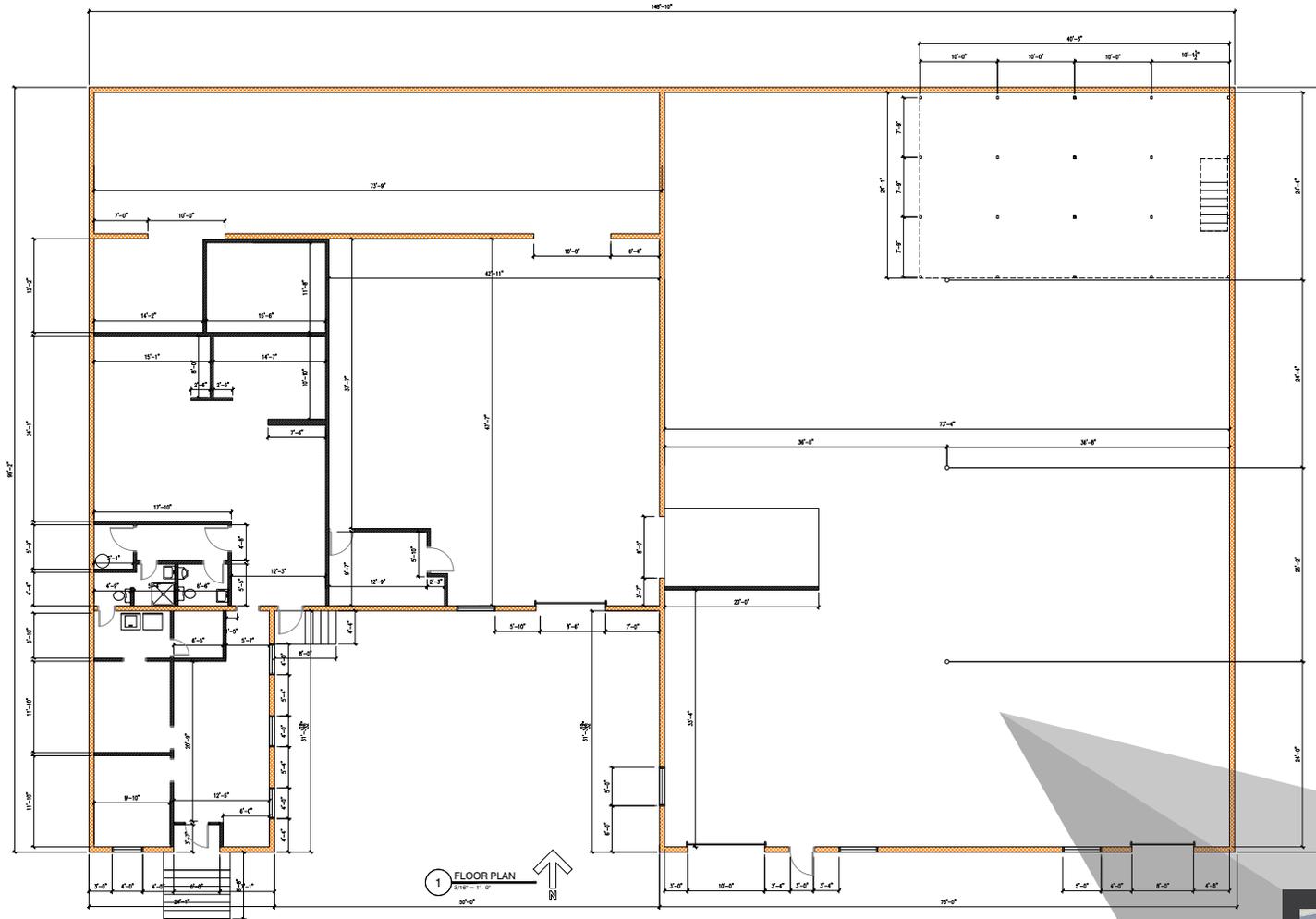
FOX PARK & NATIONAL WESTERN CENTER

The subject property is located within ten minutes of two major redevelopment projects. Fox Park is a transformative 41-acre mixed-use development at the junctions of I-25 and I-70. Developers are converting the former Denver Post printing facility into a walkable urban district featuring apartments, commercial space, hospitality, entertainment venues, and 14 acres of parks and open space. Construction is already underway, with Phase I vertical development anticipated to deliver by the end of 2026.

Directly across the street, the National Western Center redevelopment is transforming the historic stock show grounds into a 250-acre mixed-use campus. The project will include event venues, educational facilities, riverfront open space, and housing, and is expected to generate approximately \$1 billion in regional economic impact. The Key Anchor is CSU Spur, a three-building public facing campus that delivered in 2023. Since opening it has already increased year-round visitation and area activation, strengthening demand fundamental for surrounding properties. Together, these developments are positioning the area as a primary gateway to north central Denver.



FLOOR PLAN



1 FLOOR PLAN
3/10 - 1-1-17



1255 W 47TH AVE

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