

**REDUCED PRICE!**

**FULLY RENOVATED!**

# Infill Industrial Building with Fenced Yard

**5355 E. 39TH AVENUE  
DENVER, COLORADO 80207**

## Building Size

17,787 SF

## Site Size

0.88 Acres

## Lease Rate

\$11.95/SF NNN

## Sale Price

\$2,950,000 (\$165/SF)

## Industrial for Sale and Lease

### Property Highlights

- Fully renovated property in move-in ready condition
- Recent improvements include office renovation, new exterior panels, building paint, parking lot, and more
- Central location with great access to I-70 and Downtown Denver
- Functional building featuring both dock-high and oversized drive-in loading
- Fully paved and fenced-in yard area
- Fully sprinklered and clear span building

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## Property Details

**Building Size:** 17,787 SF  
**Office:** 1,500± SF  
**Loading:** 1 Exterior Dock Door  
1 Drive-in Door (12' x 14')  
(Additional Oversized Drive-In Door Possible)

**Clear Height:** 14' - 16'  
**Power:** 400 Amp, 240 V, 3 Ph (TBV)  
**Sprinklered:** Yes  
**Site Size:** 0.88 Acres  
**Year Built:** 1981  
**Zoning:** I-A, General Industrial  
**Opex:** \$4.55/SF NNN

