

# 4390

# MADISON STREET

DENVER, COLORADO 80640



## INDUSTRIAL SILOS AND WAREHOUSE FOR SALE OR LEASE

75 INDIVIDUAL SILO  
FACILITY WITH 27,000  
SF WAREHOUSE

2,202,440 BU  
60,000 TONS CAPACITY

RAIL SERVED (BNSF)  
20 RAIL CAR SPOTS

3.19 ACRES

LOCATED IN THE HEART  
OF DENVER, COLORADO

SERVICED AND  
LOCATED 3 BLOCKS  
FROM I-70

LOCATED IN QUALIFIED  
OPPORTUNITY ZONE

HEAVY ZONING





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## PROPERTY DESCRIPTION



The property at 4390 Madison Street was originally developed in 1959 and used as a grain elevator, with a robust milling capacity. The property was also used as a major distribution center to the commercial bakeries and retail grocery stores in the region. Following the high demand in the region at the time the facility was converted to store Frac Sand, Fly Ash and Soda Ash 2009. The facility can be converted for grain, sugar, plastic pellets or other dry bulk storage.



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## WAREHOUSE

- 27,000 SF
- 1.15 Acres
- Large, oversized drive-in loading
- Fenced and secured outside storage
- Heavy power
- Warehouse is currently demised into 2 spaces

## SILOS

- 75 Individual silos with tower height (120' - 160')
- 1,331 SF On-site office with restrooms
- 2.04 Acres
- BNSF Rail spur
- +20 Car spot capacity
- Fully operational facility
- Operating truck scales
- Incredible visibility and exposure to I-70
- Heavy zoning (I-B)
- Heavy power and infrastructure



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**NEW RAIL SPUR**



## CONTACT

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