

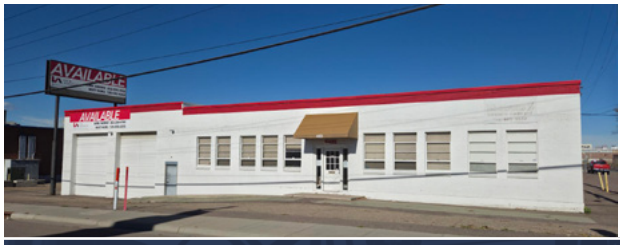
4455 E. 46th Ave, Denver, CO, 80216

Industrial Building for Sale or Lease with I-70 Frontage

FOR SALE OR LEASE

PROPERTY HIGHLIGHTS

- Fenced Storage Yard
- I-70 Frontage
- Fire Sprinkler System
- Heavy Power (800 amp, 3 phase – to be verified)
- Located in an Opportunity and Enterprise Zone
- Below the Energize Denver benchmarking size threshold



BUILDING SIZE: **24,975 SF**

LOT SIZE: **1.59 acres**

SALE PRICE: $2,223,000.00

LEASE RATE: $2.99/SF NNN*

**Introductory Lease Rate*

For More Information, Contact:

Steve Fletcher | *Industrial Specialist*
(720) 320-0366
steve@grubercre.com

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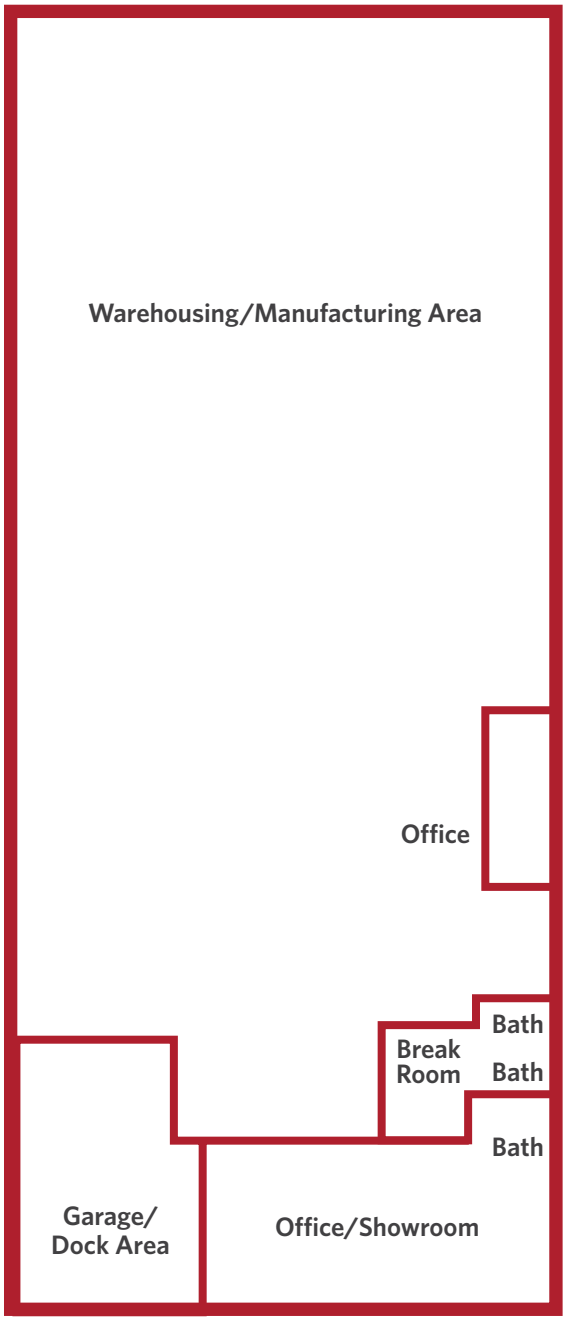
PROPERTY DETAILS

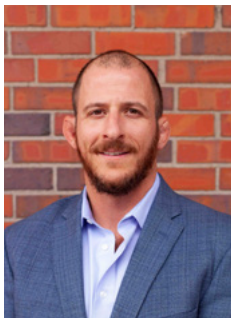
- **Building Size:** 24,975 SF
- **Taxes:** $55,691.00 (2024)
- **Zoning:** I-B UO-2
- **Loading:** (1) Drive-in, (4) Dock doors

AERIAL



FLOOR PLAN





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