

5844

WASHINGTON ST

Denver, Colorado

SALE PRICE: \$9,250,000.00

**FOR SALE: 4.42 ACRES ZONED
INDUSTRIAL AT 58TH & I-25**



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**FOR SALE: 4.42 ACRES ZONED
INDUSTRIAL AT 58TH & I-25**

OFFERING / OVERVIEW

5844 N. Washington St., Denver, CO is a 4.42-acre industrial site located at the northeast corner of 58th Avenue and Washington Street. This industrially zoned property sits just five minutes north of downtown Denver in unincorporated Adams County, offering a Denver mailing address while benefiting from Adams County's low 4.75% sales tax.

The property is also located within both an Enterprise Zone and an Opportunity Zone. The site is fully paved with asphalt and currently has electrical service for lighting. Existing curb cuts provide access from both Washington Street and 58th Avenue.

Interstate 25 (I-25), the Denver metro area's primary north-south corridor connecting Castle Rock, Denver, Fort Collins, and beyond, is located just one block west of the property. Access to Interstate 70 (I-70) is also less than three minutes away, providing excellent regional connectivity

PROPERTY DETAILS



PROPERTY ADDRESS:
5844 Washington St, Denver, CO



SALE PRICE:
\$9,250,000.00



SITE SIZE:
4.42 acres



ZONING:
I-1 (Industrial)



CITY/COUNTY:
Unincorporated Adams

5844

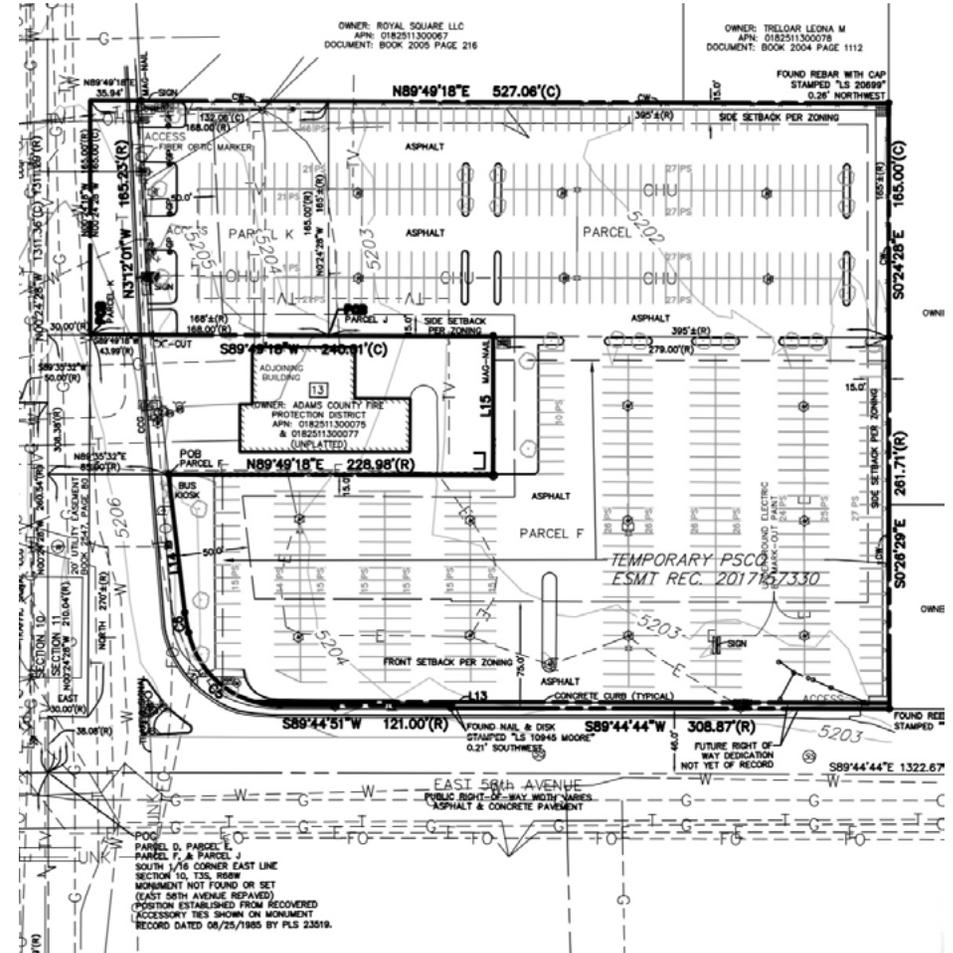
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HIGHLIGHTS

- Central infill large site
- Industrial zoning
- Hard-corner location
- Fully paved site
- Easy access to I-25 and I-70
- 5 minutes to Downtown Denver
- 25 minutes to Denver International Airport
- Located in unincorporated Adams County
- **Opportunity Zone-qualified location**
- **Enterprise Zone-qualified location**

PROPERTY SURVEY



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WASHINGTON ST

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Russell Gruber
Industrial Specialist / Owner

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