



I-70/I-25 CORRIDOR INDUSTRIAL CONDO FOR SALE

4640 North Pecos Street. Unit D/E, Denver, CO 80211

Sales Price: \$1,400,000

Building Size: 3,372 SF



HENRY GROUP
REAL ESTATE

Patrick Henry Principal | Pat@henrygroupre.com | 303.625.7444
Parker Beasley Broker Associate | parker@henrygroupre.com | 720.633.5593



OFFERING SUMMARY

Address	4640 N Pecos Street Unit D/E Denver, CO 80211
Building SF	3,372 SF
Zoning	I-MX-3
2025 Taxes	\$19,309.84
HOA Dues (Monthly)	\$460.00 (\$230/Unit)
Sales Price	\$1,400,000
Optional Unit Separation	Seller would consider separating the condo units for individual sale

PROPERTY OFFERING

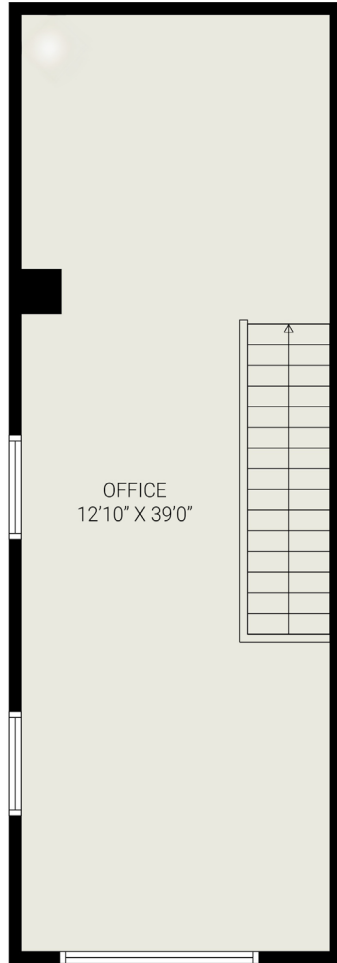
44640 N Pecos St, Units D/E offer a flexible small-bay industrial layout ideal for light industrial, flex, or service users. The units feature 18'–19' clear heights, two drive-in doors, and efficient rectangular warehouse space complemented by built-out mezzanine office, allowing for immediate occupancy with room for customization.

Located in North Denver along the Pecos Street corridor, the property provides excellent access to I-70 and I-25, enabling efficient connectivity across the metro area. Proximity to Downtown Denver and surrounding neighborhoods supports convenient access for employees and customers, while continued area growth reinforces strong demand for well-located industrial space.

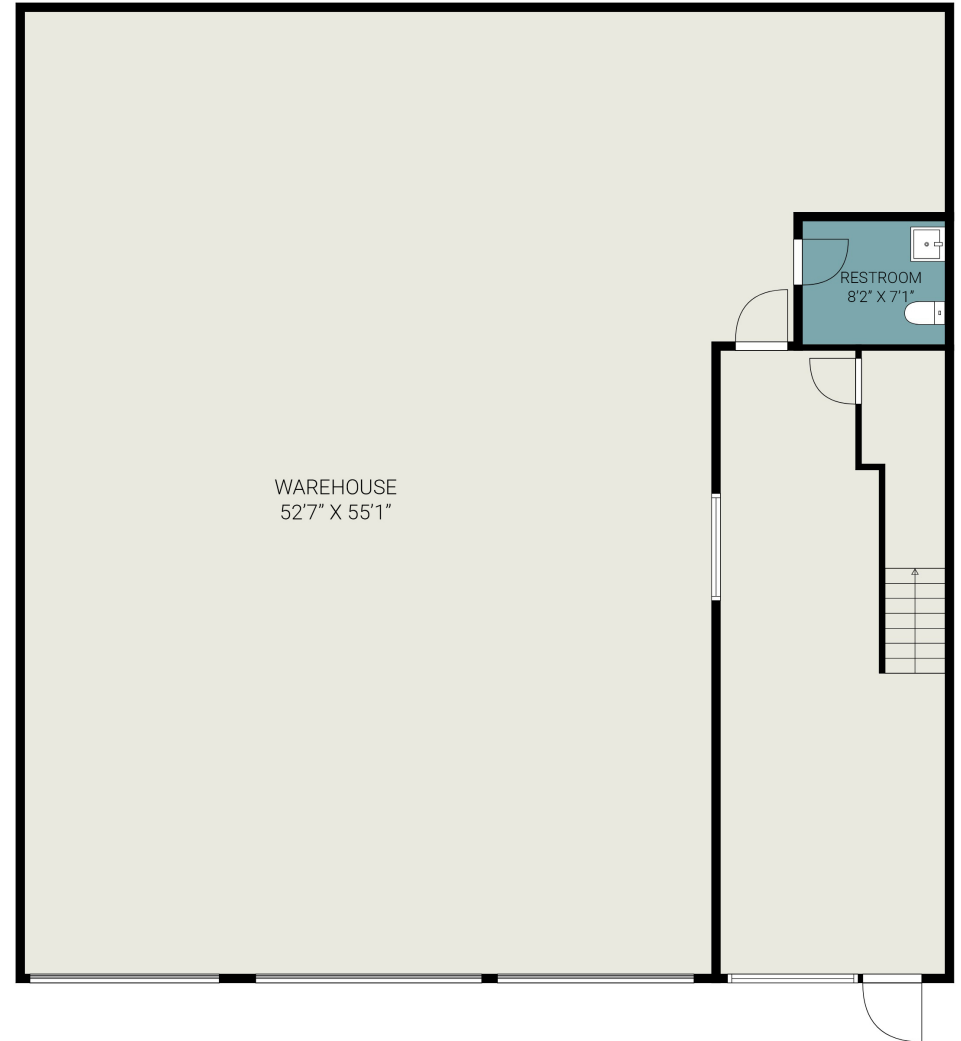
PROPERTY HIGHLIGHTS

- **18'–19' Clear Height & Two Drive-In Doors** – Well-suited for efficient loading and light industrial operations
- **Mezzanine Office Buildout** – Functional office space without sacrificing warehouse area
- **Efficient Small-Bay Layout** – Flexible mix of warehouse and office appealing to a range of users
- **Low-Maintenance Ownership** – HOA covers major exterior and operating expenses, supporting predictable costs
- **Central Denver Location** – Excellent access to I-70 and I-25 with proximity to a broad labor pool and customer base

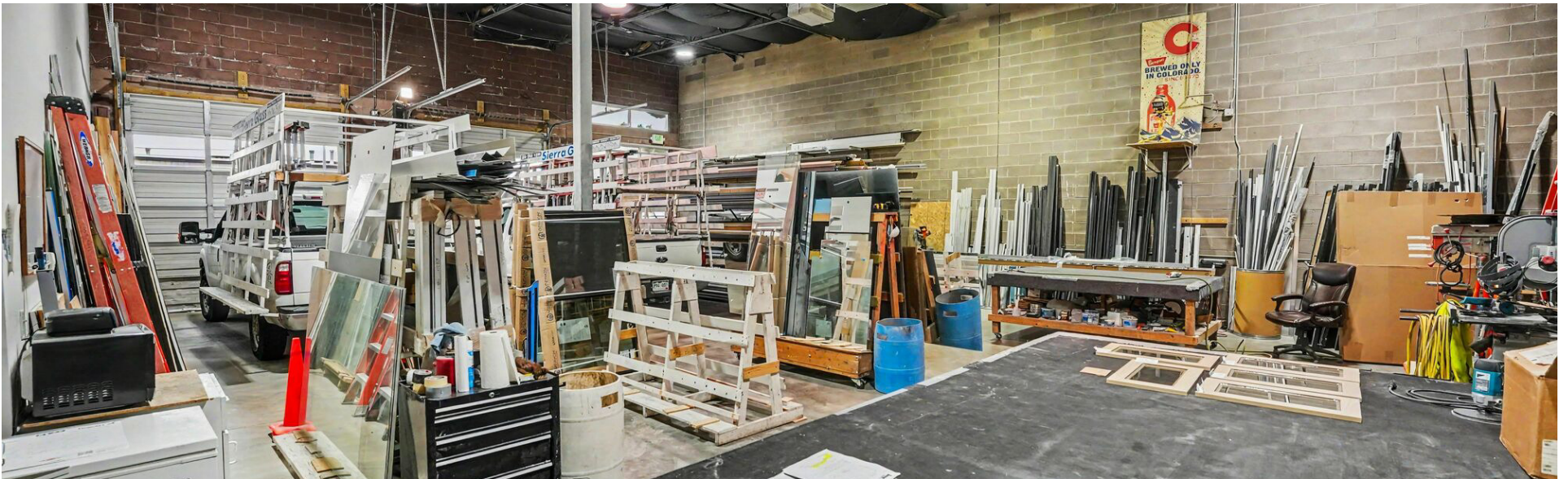
Mezzanine Office



Ground Floor











CHAFFEE PARK
NEIGHBORHOOD



SUBJECT
PROPERTY

BERKELEY
NEIGHBORHOOD



W 46TH AVE

W 44TH AVE

SUNNYSIDE
NEIGHBORHOOD

41ST & FOX
LIGHT RAILS
STATION



W 38TH AVE

HIGHLANDS
NEIGHBORHOOD

RINO
DISTRICT

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495 S Pearl Street, Denver, CO 80209 | 303.625.7444 | www.henrygroupe.com