

FOR SALE

1045 & 1105 W. 8TH AVE. DENVER, CO



\$3,600,000



PROPERTY HIGHLIGHTS

BUILDING TYPE:	INDUSTRIAL/RETAIL/SERVICE
BUILDING SIZE:	12,012 SF
LOT SIZE:	17,514 SF
UNITS:	2
YOC:	1974 & 1992
CONSTRUCTION TYPE:	PRECAST CONCRETE WITH "TWIN T" ROOF (1974 BUILDING) CONCRETE BLOCK STUCCO (1992 BUILDING)
LOADING:	1 OVERSIZE DRIVE IN DOOR AND 1 RAMPED HALF DOCK
POWER:	3 PHASE 800 AMP
ZONING:	C-MS-5

EXECUTIVE SUMMARY

This versatile property has been used in the past for a retail operation and a separate light machine assembly warehouse with its own bathroom and office component, so it lends itself to a two tenant format. The central Denver location places the building a ¼ mile from I-25 8th ave. on/off ramps. ¼ mile from the Burnham Yard redevelopment project and is a ½ block west of Kalamath & 8th with a VPD of 12,000 cars daily.

Sale comes with an additional lot of 6,250 SF facing 8th avenue that is currently used for auto storage and overflow parking. This property has a separate address and a tax ID.

FOR MORE INFORMATION, PLEASE CONTACT

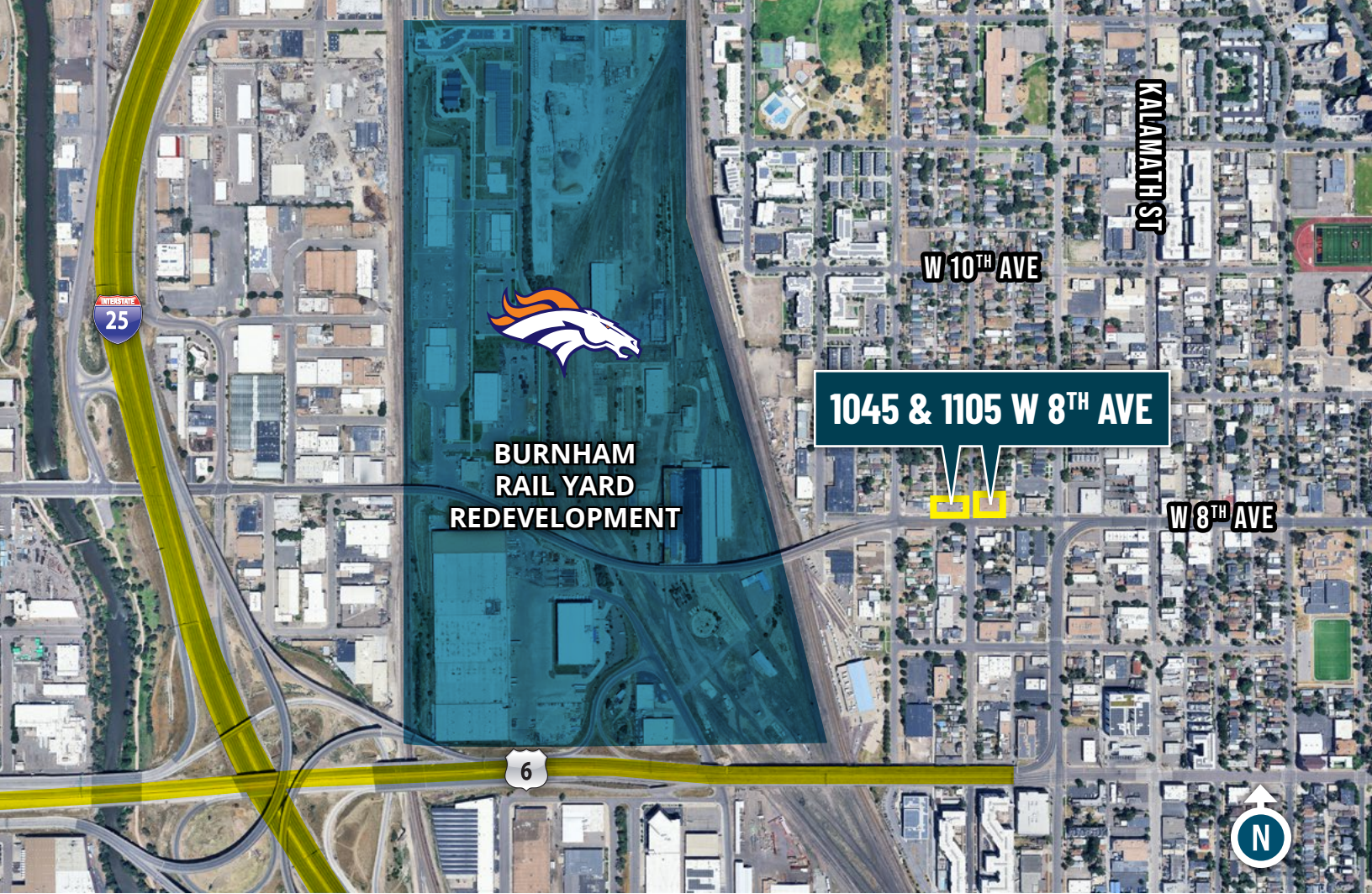
NICK SCHILL

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BURNHAM RAIL YARD REDEVELOPMENT

The new Denver Broncos Stadium will be the anchor for the Burnham redevelopment project. Burnham Rail yard is a 58 acre rail yard in Denver bordering the east side of I-25 between 6th and 13th Ave. The stadium itself will occupy the center of the redevelopment along the east side of I-25 between 8th Ave. and 11th Ave. This privately funded project with public support for surrounding infrastructure will contain a larger mixed use master plan which will incorporate housing, retail, offices and entertainment venues as well as numerous green areas. The targeted completion date is 2031 at the present time. The subject property is within a ¼ mile of the stadium site, and close to the 10th & Osage Light rail stop. The Burnham Rail yard site purchase has been finalized by the Broncos organization and the City of Denver as of 3/26/26.

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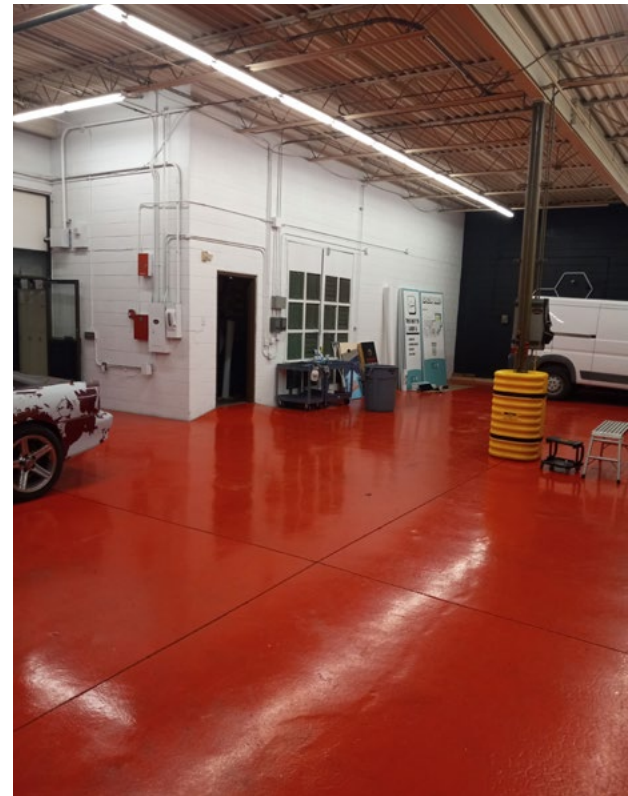
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PROPERTY PHOTOS



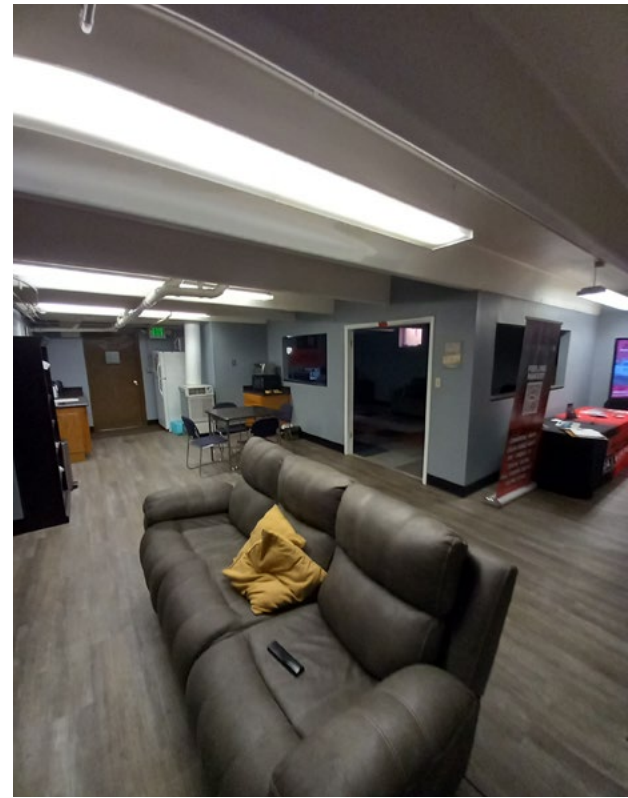
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PROPERTY PHOTOS



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