

**PRICE
REDUCTION!**

Available for Sale or Lease

790 E 51ST A V E N U E



Building Specifications

AVAILABLE	12,541 SF
SITE SIZE	0.80 AC (34,925 SF)
CLEAR HEIGHT	14' - 24'
LOADING	6 Drive-In
POWER	1,000 Amps, 3 Phase
ZONING	I-A Denver
EXPENSES	\$5.17 PSF
LEASE RATE	\$15.95 PSF NNN
SALE PRICE	\$2,950,000 \$2,699,000



CBRE

Property Features

LARGE FENCED YARD

NEW 51ST STREET IMPROVEMENTS
AND INTERSECTION

OPEN SPACE PARK ADJACENT

POTENTIAL REDEVELOPMENT
OPPORTUNITY

MOVE-IN READY

DENVER COUNTY
ENTERPRISE ZONE

EXCELLENT CENTRAL
DENVER LOCATION

ACCESS TO I-25 & I-70

ADJACENT SITE AVAILABLE
FOR ADDITIONAL YARD

HEAVY POWER

FLOOR DRAINS

DRIVE-THRU DOORS

NEW ROOF (2018)

Fence



For More Information Please Contact

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