

5700
LINCOLN WAY
Denver, CO 80202

FOR SALE OR LEASE

\$4,500,000
\$19.25/SF NNN



Central Denver Location with I-25 Visibility

Property Overview

- Highway visibility to I-25 (220,000 VPD) with on-building and pole signage available
- Large, secured yard with two access points, fenced, lighted with security cameras
- Approved for outside storage
- 54,015 SF of total land area
- 125 striped parking spaces, more possible
- Property Taxes: \$105,029 (\$6.73/SF) (2025)
- Unincorporated Adams County

NAI Shames Makovsky

CORY DULBERG

303 565 3039

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ROBERT HUDGINS

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Kentwood

Commercial

TODD SNYDER

303 704 6322

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Main Building

- +/- 13,348 SF on two levels (+/- 6,674 SF on each floor)
- Heavy Power – Switch gear rated at 1600 Amps, 120/208v, 3 ph, 4w
- (2) Drive In Loading Doors on main level
1 rollup door on second floor with forklift access
- Mens & Womens restrooms on both floors
- 100% heated and cooled space
- Elevator

Secondary Building

- Approximately 2,250 SF (50' x 45')
- Oversized Drive In loading door
- Radiant heat, and air conditioning; no plumbing



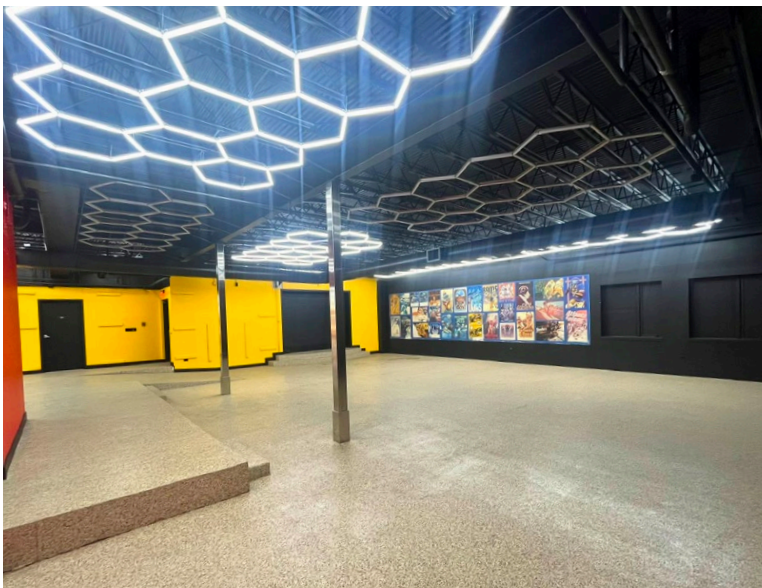
Main Building

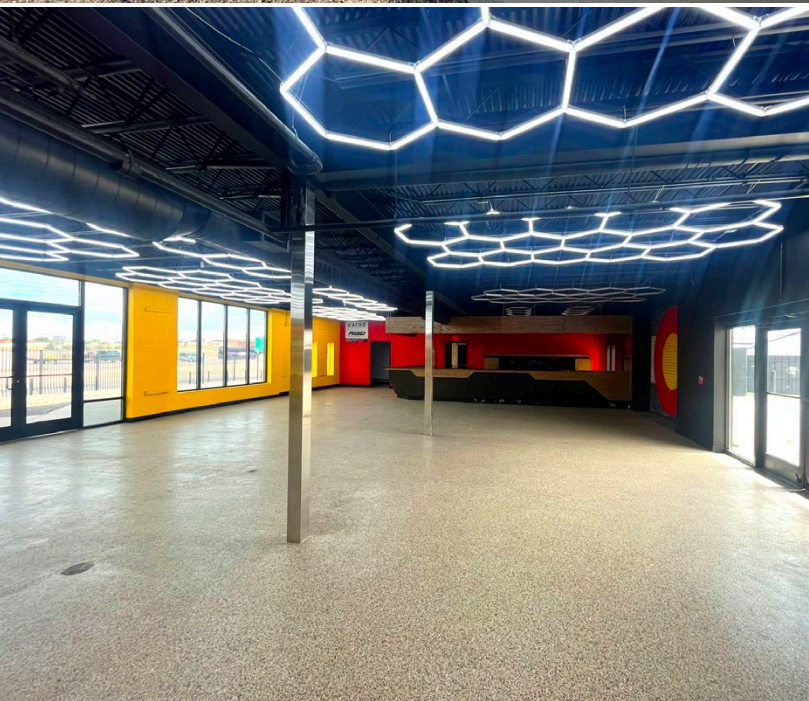


Secondary Building



Main Building





FACING WEST



FACING EAST



Pole Sign (Electrified)



5700
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Denver, CO 80202



E. 58TH AVE.

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BROADWAY

220,000 VPD

LOGAN ST.



Unbeatable Access/Visibility from



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