

For Sale & Lease

1457 W Maple Ave Denver, CO 80223



Property Description

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Introducing 1457 W Maple Ave in Denver, a prime industrial/flex investment opportunity. This meticulously maintained 3,200-square-foot building, constructed in 1975, features a flexible single-tenant layout and is ideally situated within the sought-after I-MX-3 zoning district.

The property offers a renovated office area, a fully fenced yard, 12-foot and 16-foot drive-in bay doors, and an 18-foot clear height. Its versatile layout and functional infrastructure provide excellent potential for industrial, manufacturing, automotive, warehouse, or creative uses.

Conveniently located in Denver with strong demand for well-positioned industrial space, 1457 W Maple Ave presents a compelling opportunity for investors or owner-users. Additional interior photos can be provided upon request.

Don't miss the opportunity to acquire this exceptional industrial/flex property.

Offering Summary

Sale Price:	\$2,200,000
Lease Rate:	\$10 SF/yr (NNN)
Number of Units:	1
Rentable SF:	1,097 SF
Lot Size:	27,453 SF
Building Size:	4,500 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	212	929	6,328
Total Population	505	2,143	14,642
Average HH Income	\$55,375	\$76,338	\$105,506

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Property Type	Industrial
Property Subtype	Flex Space
APN	0509401030000
Building Size	4,500 SF
Lot Size	27,453 SF
Building Class	C
Year Built	1975
Number of Floors	1
Number of Buildings	1

Lease Description

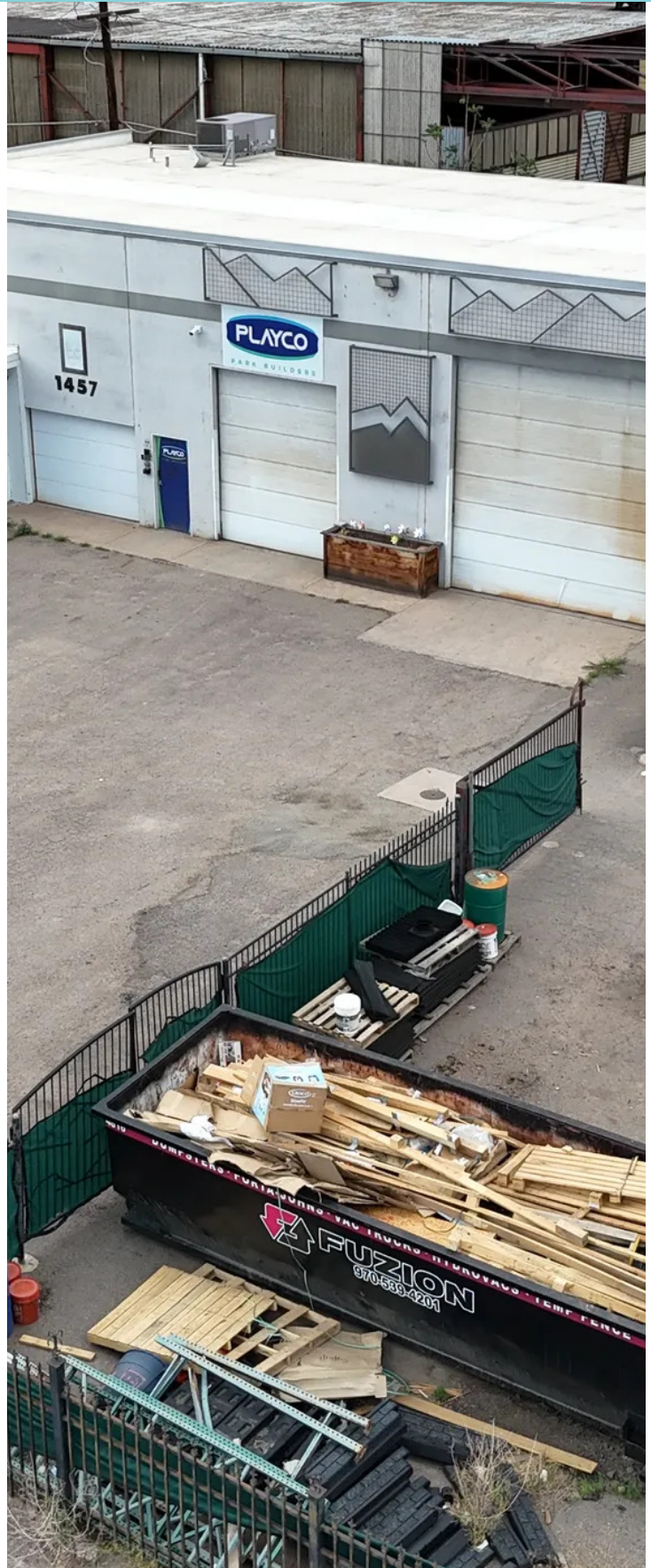
Introducing 1457 W Maple Ave, a prime industrial flex space for lease in Denver, CO. This 1,097 square foot first floor unit includes 880 square feet of office space and 217 square feet of garage space, offering a functional layout for office, warehouse, or light industrial use.

The front of the space enjoys natural light, and a private entrance leads to a dedicated reception area, ideal for greeting clients and visitors. The included garage features a smaller garage door with 7 feet of clear height.

Additional bay doors and outdoor lot space are also available in a separate part of the property for tenants who need extra capacity, subject to further discussion.

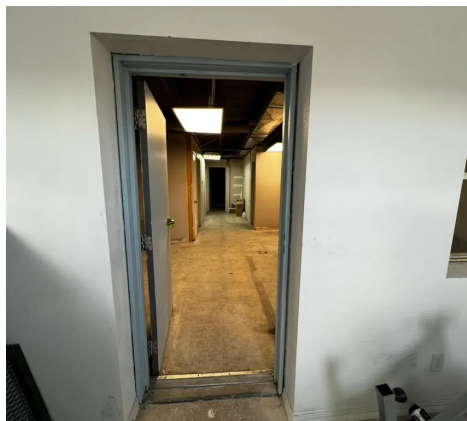
Convenient parking and easy access to major thoroughfares round out this adaptable space for growing businesses.

Schedule a viewing today to explore the potential of 1457 W Maple Ave.



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