

FOR SALE

63,164 SF Industrial Property

\$9,500,000 (\$150.40/sf)



7777 East 40th Avenue Denver, CO 80207

For more information:

JAKE MALMAN

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Property Highlights

- » Strategically located multi-tenant industrial asset at the high-profile intersection of Quebec Street and I-70
- » Functional warehouse configuration featuring 18-foot clear ceiling heights
- » Excellent loading capabilities with seven dock-high doors and two drive-in doors
- » Excellent opportunity for an owner/user or investor
- » Rare $\pm 90,000$ SF fenced and paved outdoor storage yard ideal for fleet, equipment, or contractor use
- » 40,000 SF occupied thru December 2028. 23,164 SF available + 0.5 AC yard now to occupy.



Property Details

Building Size 63,164 SF

Land Size 3.43 AC (149,372 SF)

Year Built 1963

Zoning I-MX-5

Taxes \$185,721.82 (2025)

Sale Price:
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