

# INFILL INDUSTRIAL SITE FOR SALE OR LEASE



Signage Visible from I-25

**4751 N Broadway**  
Denver, CO 80216

Sales Price | \$9,500,000  
Lease Rate | \$10 - \$14/SF NNN  
Available Space | 3,858 SF to 90,480 SF



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## PROPERTY DESCRIPTION

This 90,480 SF industrial property, constructed in 1943 and zoned I-MX-3, is strategically located in the Central Denver area. Its flexible layout and robust infrastructure make it an ideal choice for industrial, warehouse, and distribution use. The property's substantial size and versatile zoning also offer significant potential for redevelopment, making it an attractive opportunity for investors looking to capitalize on a valuable asset in the industrial market. With its strategic location and potential for diverse industrial and commercial uses, this property presents a compelling investment opportunity for those seeking a foothold in the thriving industrial sector.

## LOCATION DESCRIPTION

Conveniently situated in the heart of Central Denver's industrial zone, the location offers easy access to key amenities and transportation hubs. Just minutes away from Interstates 25 and 70, the area provides seamless access to regional and national distribution networks. Nearby, the National Western Stock Show complex and the RiNo Arts District contribute to the neighborhood's dynamic energy, enhancing its appeal for industrial and warehouse investors.

## PROPERTY HIGHLIGHTS

- **Rare 4.7-Acre Urban Infill Site** - Centrally located with immediate access to I-70, I-25, and major transit corridors - just minutes from downtown Denver and key industrial submarkets.
- **Functional Layout with Expansion Potential** - Configurable interior with high ceilings and open floor space, suitable for single or multi-tenant occupancy with possible outdoor storage or yard use.
- **Adaptive Re-Use Opportunity** - Former manufacturing facility well-suited for conversion to office, flex, retail, or special-purpose use. Ideal for users seeking a functional industrial footprint with potential for creative redevelopment.
- **Flexible I-MX-3 Zoning (City & County of Denver)** - Highly adaptable zoning designation allowing a mix of industrial, commercial, and residential uses—offering a rare opportunity for diverse end-user or investor strategies.
- **Efficient Loading Infrastructure** - Features both drive-in and dock-high loading doors, as well as varying clear heights to accommodate a wide range of logistics and operational requirements.

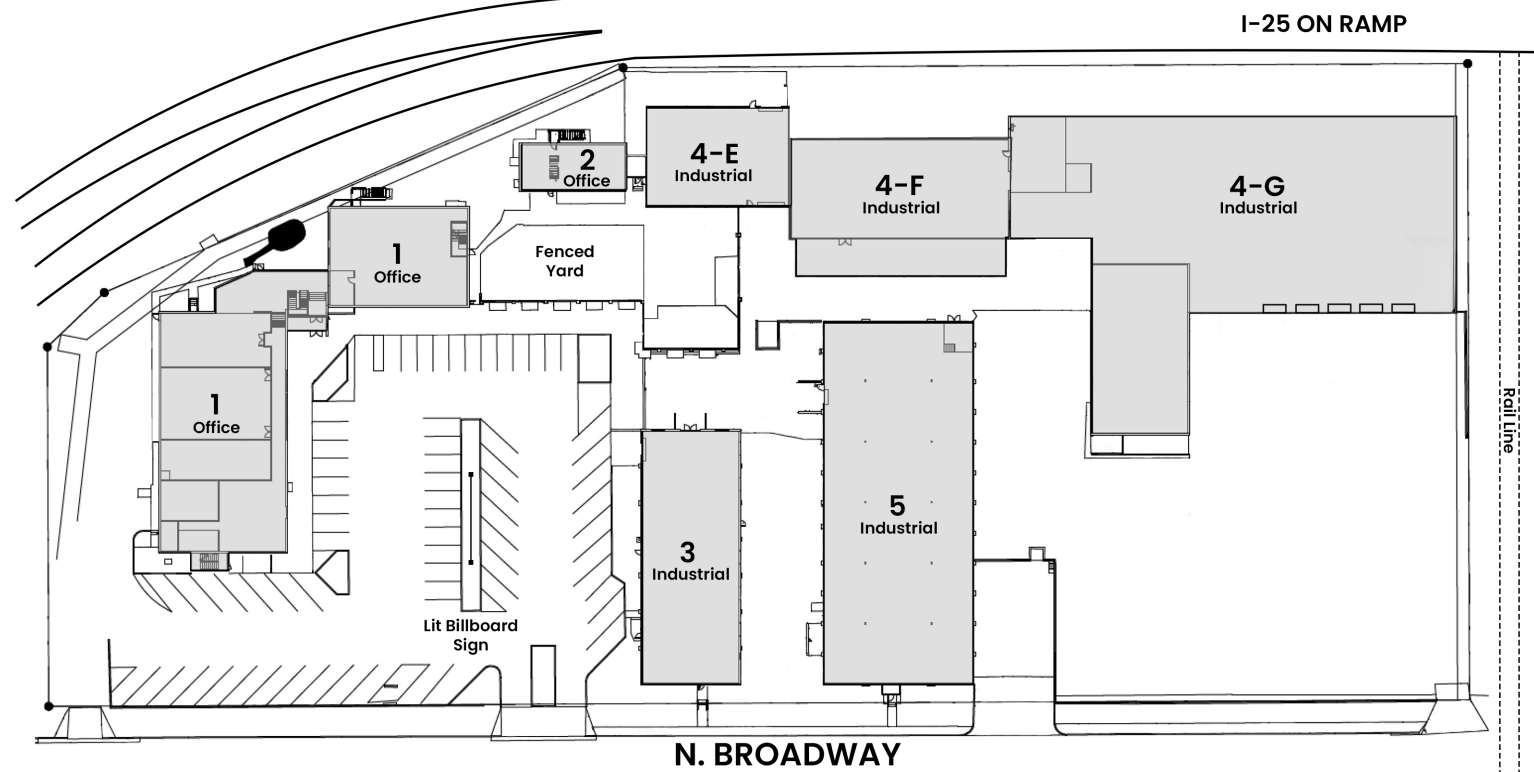


Sales Price	<b>\$9,500,000</b>
Lease Rate	<b>\$10 - \$14/SF NNN</b>
Property Address	4751 N Broadway, Denver, CO 80216
Lot Size	4.7 Acres   204,738 SF
Number of Buildings	Seven (7)
Total Building Size	90,480 SF (All Buildings)
Year Built	1943
Zoning	I-MX-3
Property Taxes (2024)	\$243,665.76
Property Type	Industrial (Office/Warehouse)
Clear Height	10' - 30'
Loading	Drive-In & Dock-High (Multiple)
Parking	+/- 157 (To be verified)

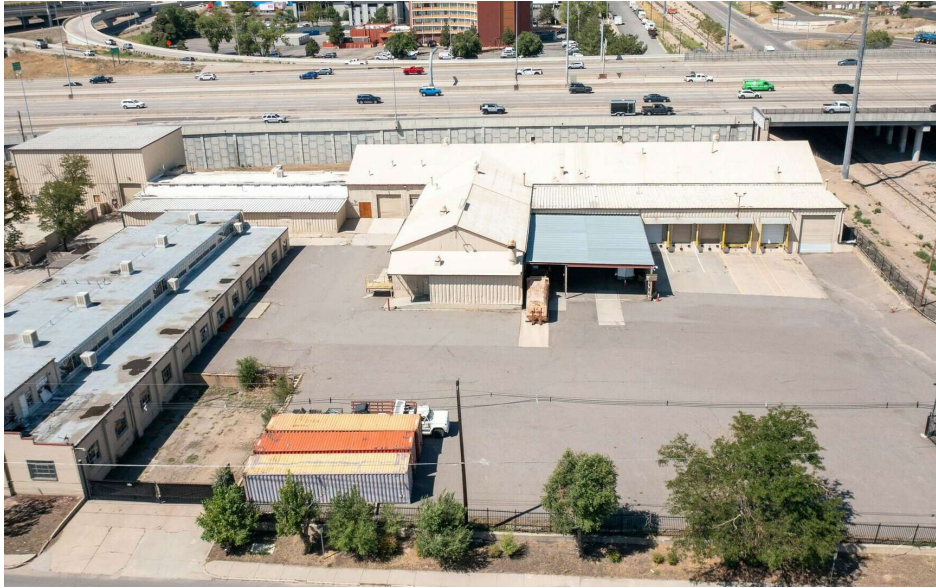
◀ To CBD

I-25

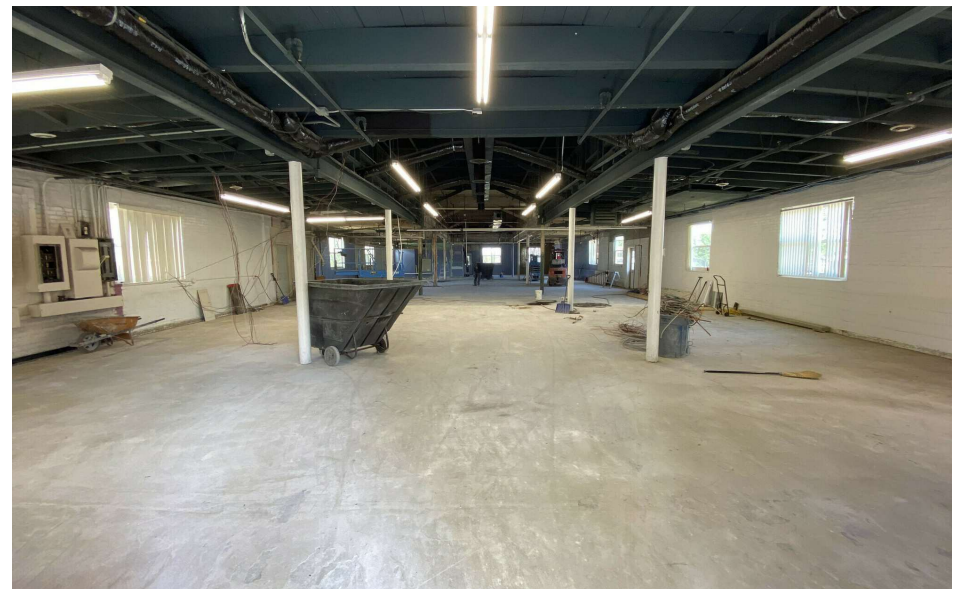
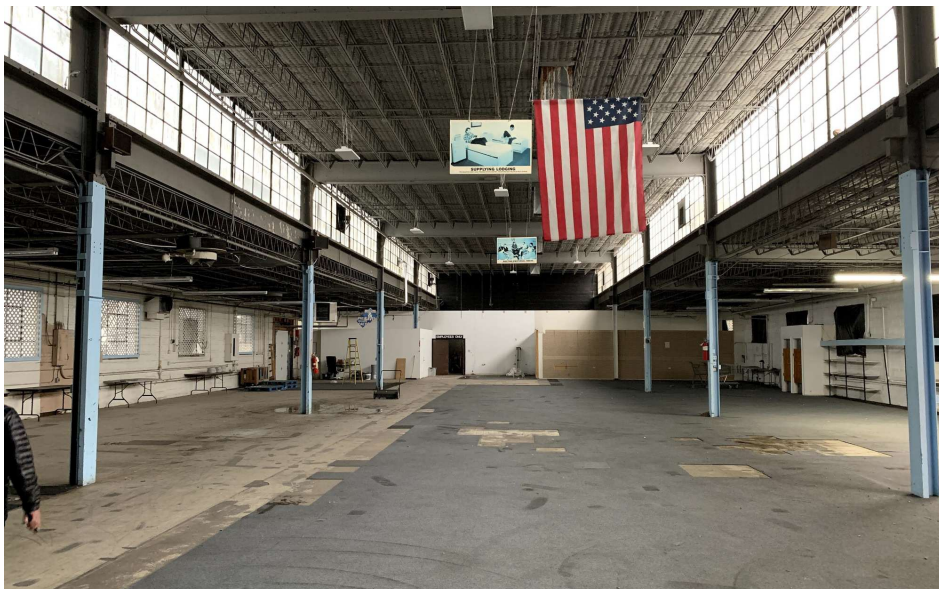
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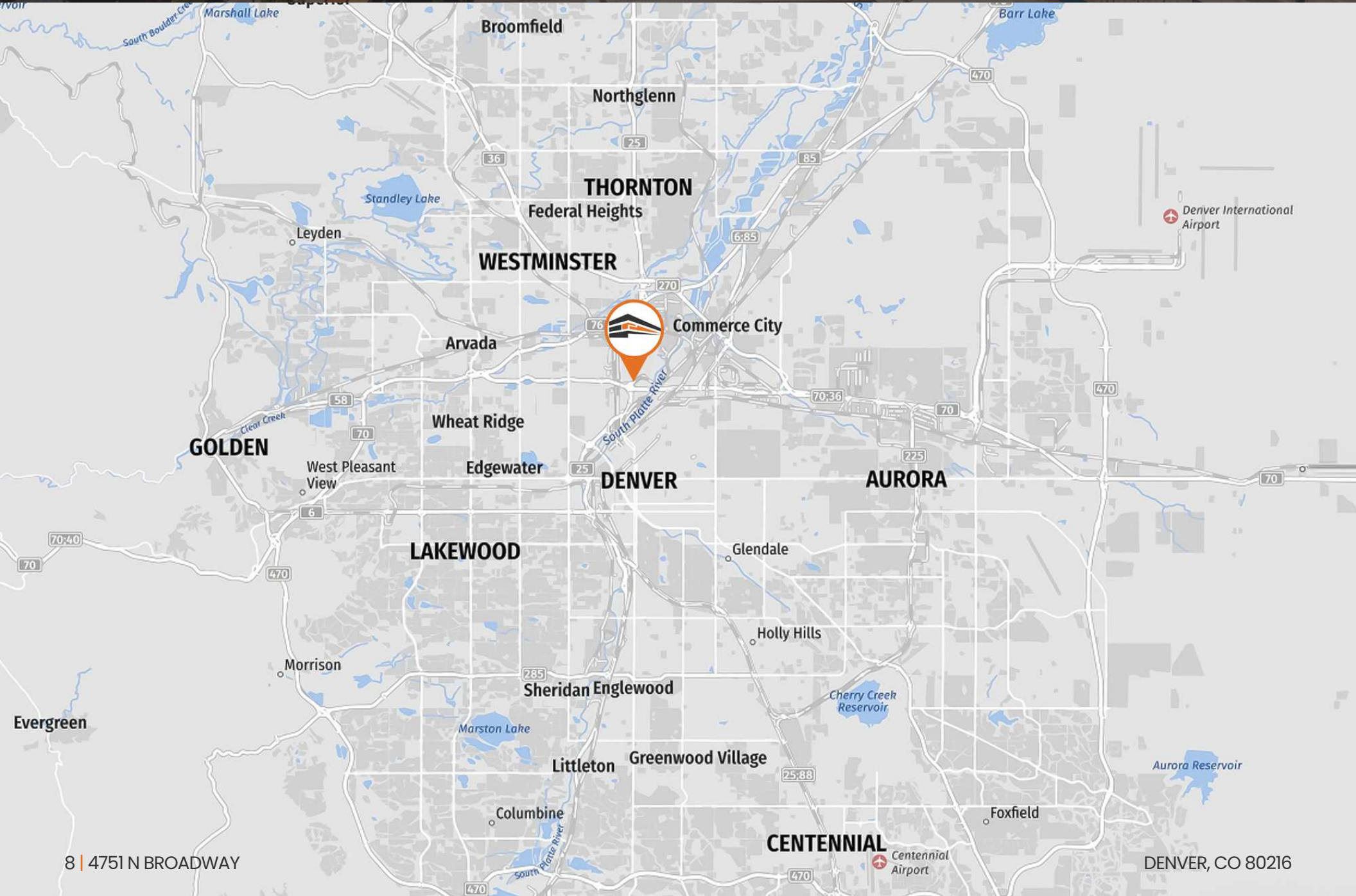
BUILDING	USE	SQUARE FEET	CLEAR HEIGHT	LOADING	SPRINKLERED	LEASE RATE	NNN'S (EST.)
1	Office	28,690	8'4" - 10'7"	1 Mini Dock (20")	Partially	Negotiable	\$5.50
2	Office	3,858	15'	N/A	Yes	Negotiable	\$5.50
3	Industrial	6,250	15"	1 Drive-in	Yes	\$12.00/SF/NNN	\$5.50
4-E	Industrial	5,842	30'	1 Drive-In	Yes	\$14.00/SF/NNN	\$5.50
4-F	Industrial	7,444	13'10"	1 Drive-In 1 Dock High	Yes	\$10.00/SF/NNN	\$5.50
4-G	Industrial	4,000 - 23,135	17'	1 Drive-In 6 Dock High	Yes	\$10.00/SF/NNN	\$5.50
5	Industrial	15,261	10'-19'4"	1 Drive-In	Yes	\$12.00/SF/NNN	\$5.50
<b>TOTAL</b>		<b>90,480</b>					













**GLOBEVILLE NEIGHBORHOOD**

 **NATIONAL WESTERN CENTER**

W 48<sup>TH</sup> AVE



**SUNNYSIDE NEIGHBORHOOD**

FoxPark **FOX PARK DEVELOPMENT**



**HIGHLAND NEIGHBORHOOD**



**RINO DISTRICT**

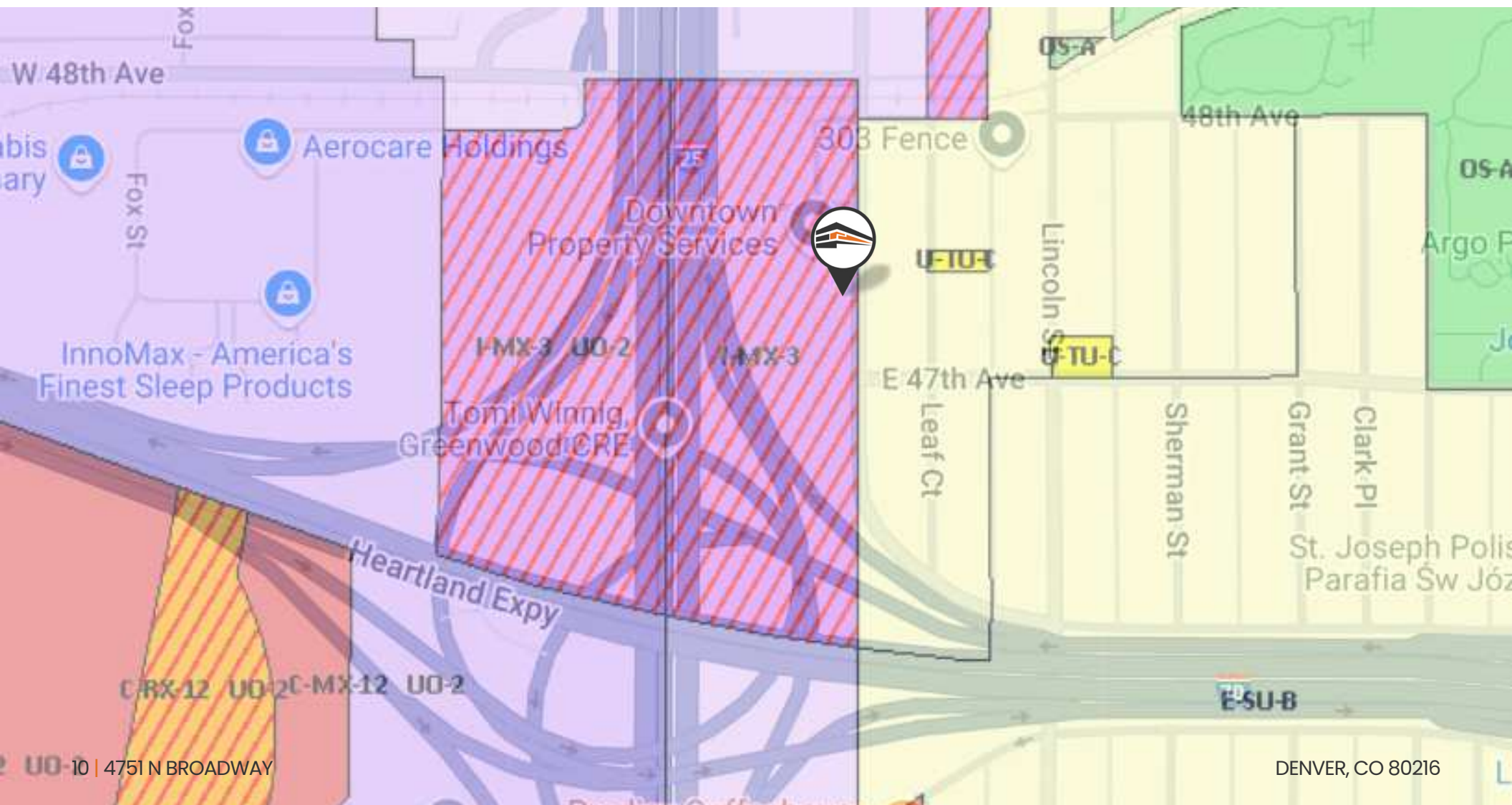
 **COORS FIELD**

 **UNION STATION**

**CENTRAL BUSINESS DISTRICT**

## I-MX-3 ZONING

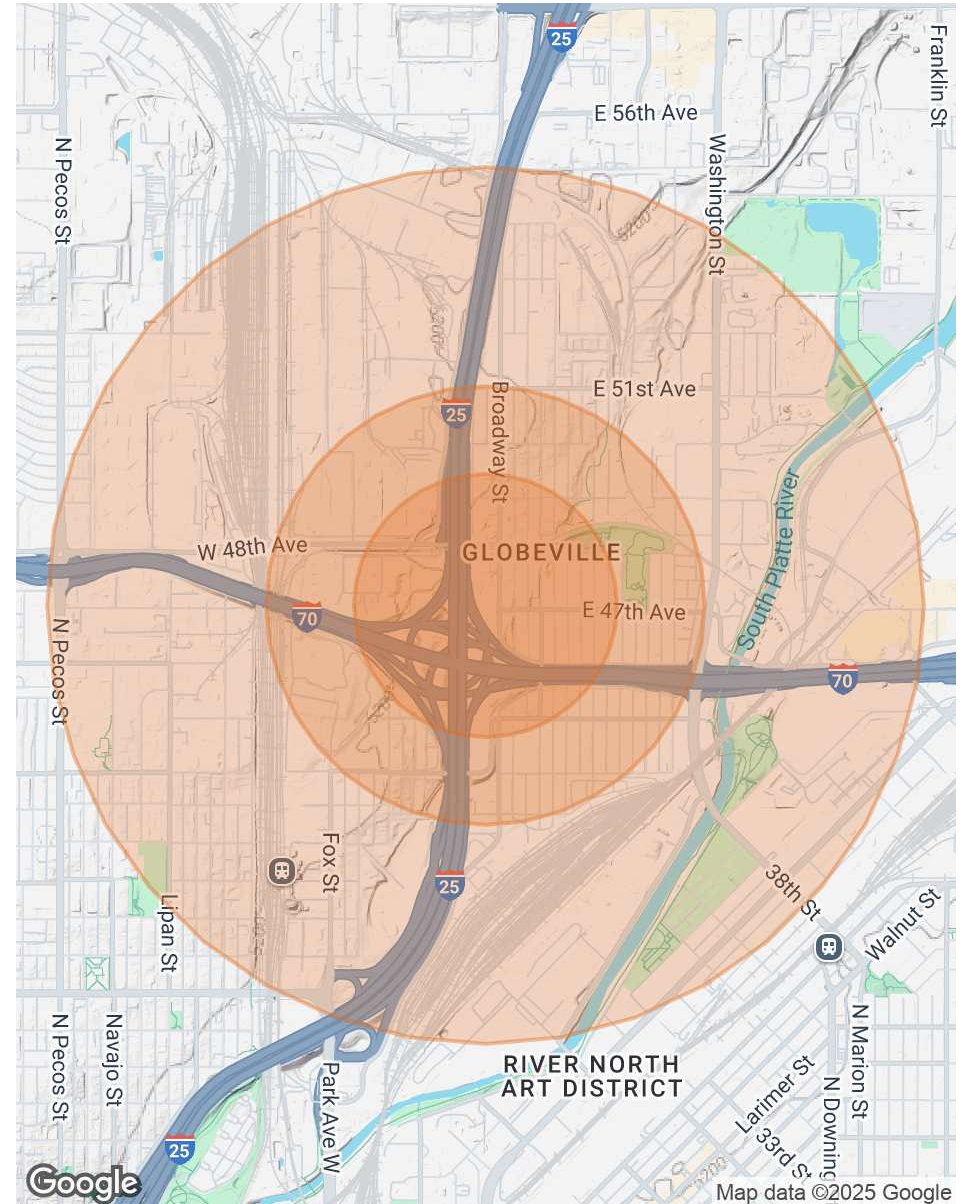
[CLICK HERE](#)  
[DENVER USE CODE](#)



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	827	2,266	6,777
Average Age	38	36	34
Average Age (Male)	38	36	34
Average Age (Female)	39	36	35

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	297	719	2,369
# of Persons per HH	2.8	3.2	2.9
Average HH Income	\$120,743	\$108,160	\$102,506
Average House Value	\$494,749	\$567,849	\$633,667

\* Demographic data derived from 2020 ACS - US Census



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