

FOR SALE

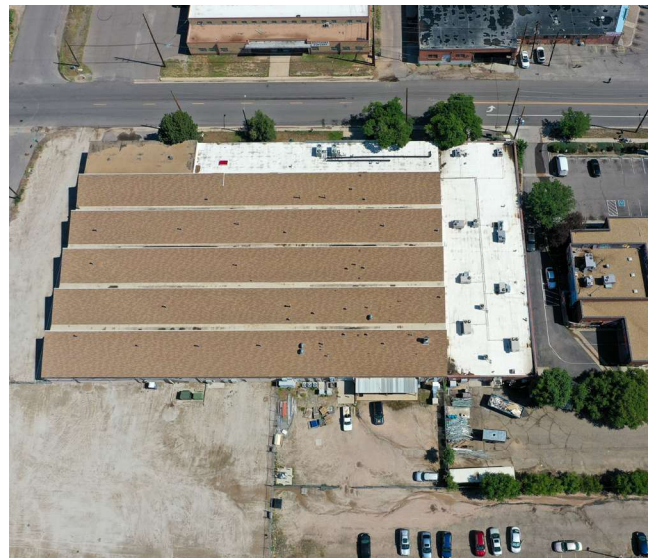
3800 E. 48th Avenue, Denver, CO 80216



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Property Highlights:

- » Building Size: 46,977 sf
- » Land Size: 2.28 AC
- » Access: 9 dock high doors
- » Year Built/Remodeled: 1955/2025
 - » New dock high and drive on doors
 - » New HVAC
 - » New Heaters
 - » New Office, bathrooms, kitchen
 - » New plumbing and water heaters
 - » New electrical (3 phase, 480V, 3600amps)
 - » Fully sprinkled property
 - » 300 tons of gravel added to yard
 - » Exterior and Interior of building repainted
- » Occupancy: 2 spaces vacant - 25,193 SF and 21,784 SF



Sale Price: \$5,750,000.00

For more information:

TAYLOR ROY
949-701-0164
taylor@malmancree.com

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MALMAN
REAL ESTATE

E. 48th Avenue



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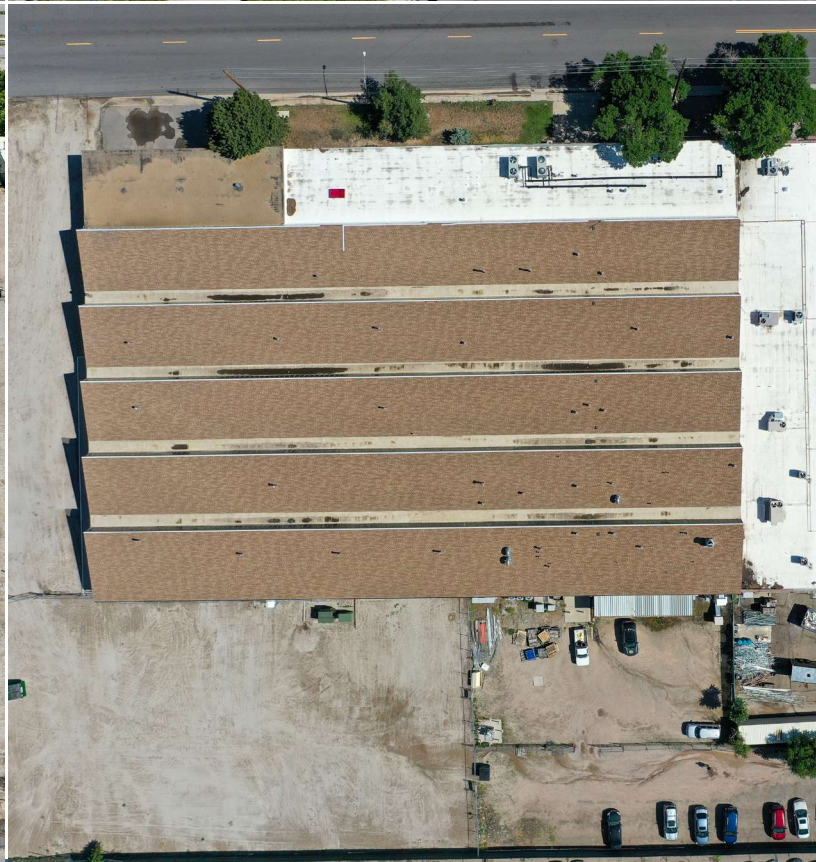
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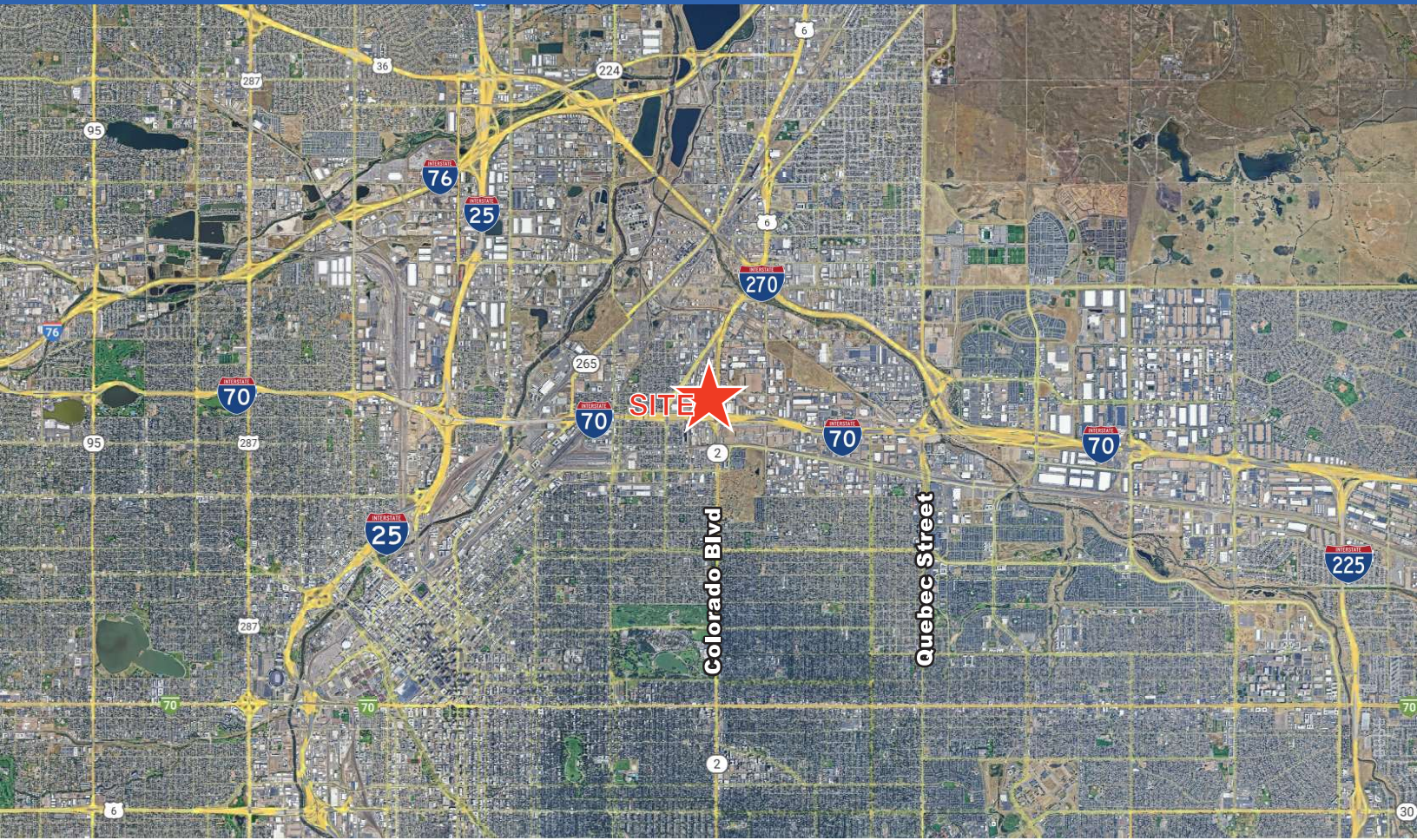
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Location & Area Amenities

- » Strategic Industrial Location: Close proximity to I-70, I-25, and I-270. Easy access to Union Pacific and BNSF rail lines
- » Transportation Infrastructure: Near RTD's N Line (48th & Brighton Station connects to Union Station and downtown), DIA is 15-20 minutes away
- » Emerging Development Zone: National Western Center redevelopment includes 250 AC campus for events, education, and agribusiness

Sale Price: \$5,750,000.00



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