

FOR LEASE | SMALL BAY INDUSTRIAL



913 E 75TH AVE

Denver, CO 80229

Available Space: Unit C | 3,700 SF

Lease Rate: \$13.50/SF NNN (\$6/SF NNN's)



HENRY GROUP
REAL ESTATE

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PROPERTY DESCRIPTION

Henry Group Real Estate is pleased to present 913 E 75th Avenue, Unit C, Denver, CO 80229 for lease. This 3,700 SF unit includes epoxy floors, small office space, bathroom, and a small fenced yard. Tenants will also have exclusive access to the 4 parking spaces in front of the unit and shared parking in the lot.

With highly usable space, ample parking, and flexible industrial zoning, this space is well-positioned for businesses looking to expand or establish a strategic presence in Denver's industrial market.

LOCATION DESCRIPTION

Conveniently located near major transportation corridors such as I-25, I-76, and Highway 36, this site offers excellent connectivity to the greater Denver metro area and key logistics centers.

Its proximity to Denver International Airport (DIA) and primary freight routes makes it an ideal choice for businesses focused on efficient distribution and logistics. The surrounding area hosts a diverse range of industrial users, suppliers, and service providers, fostering a dynamic and thriving commercial ecosystem.

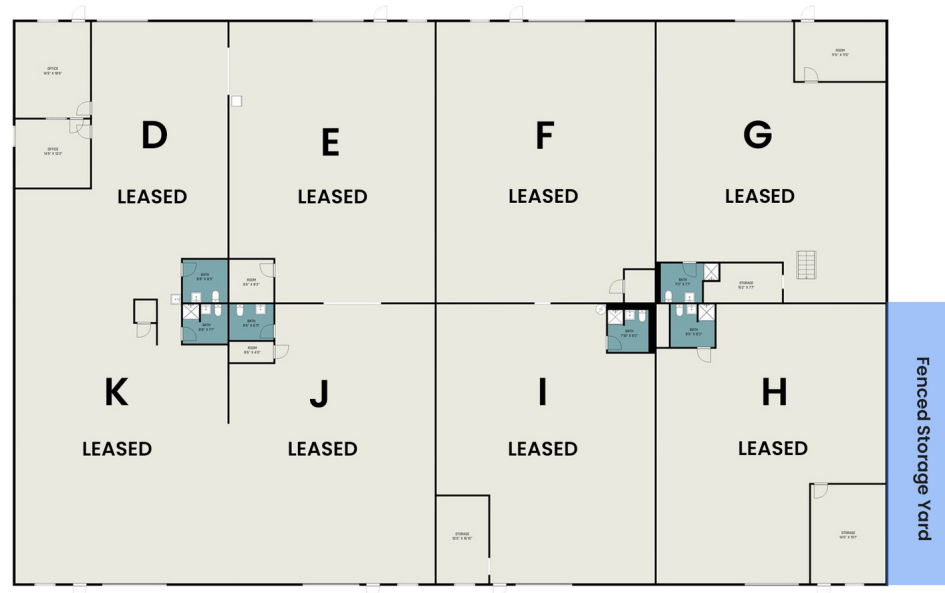
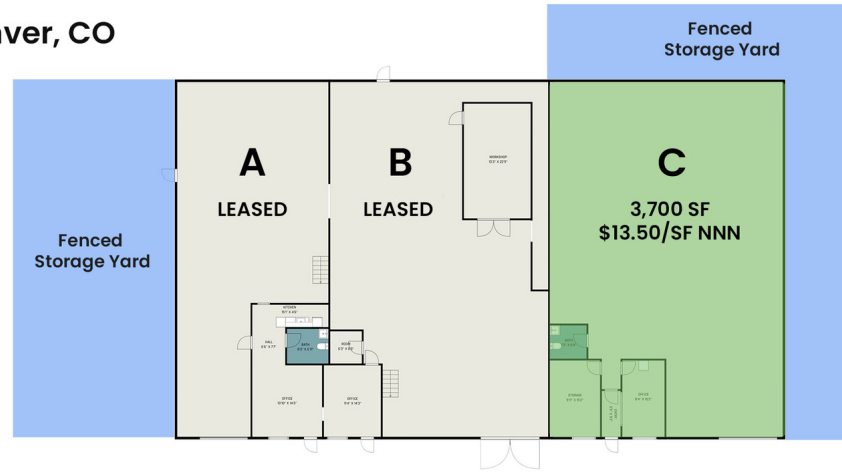
PROPERTY HIGHLIGHTS

- 3-Phase/200 Amp power
- 14' overhead door
- 16' clear height
- Fenced yard
- I-1 Zoning
- Located in unincorporated Adams County with a Denver address
- Private office and restroom
- Easily accessible from I-25, I-76, US 36, I-270 and Hwy 85



Property Address	913 E 75th Avenue, Denver, CO 80229
Building Size	27,000 SF
Year Built	1998 2000
Zoning	I-1
Unit Available	Unit C Available now
Available Space	3,700 SF
Lease Rate	\$13.50/SF NNN (\$6/SF NNN's)
Parking	Four (4) spaces in front of the unit + shared lot

SITE PLAN
913 E 75th Ave, Denver, CO



E 75TH AVE







AutoNation
AUTONATION CHEVROLET NORTH

MOUNTAIN STATES TOYOTA

BOISE CASCADE

SNVELY FOREST PRODUCTS

DIRECT LUMBER & DOOR

COPART-DENVER CENTRAL

NORTH WASHINGTON BUSINESS CENTER

NAPA AUTO PARTS



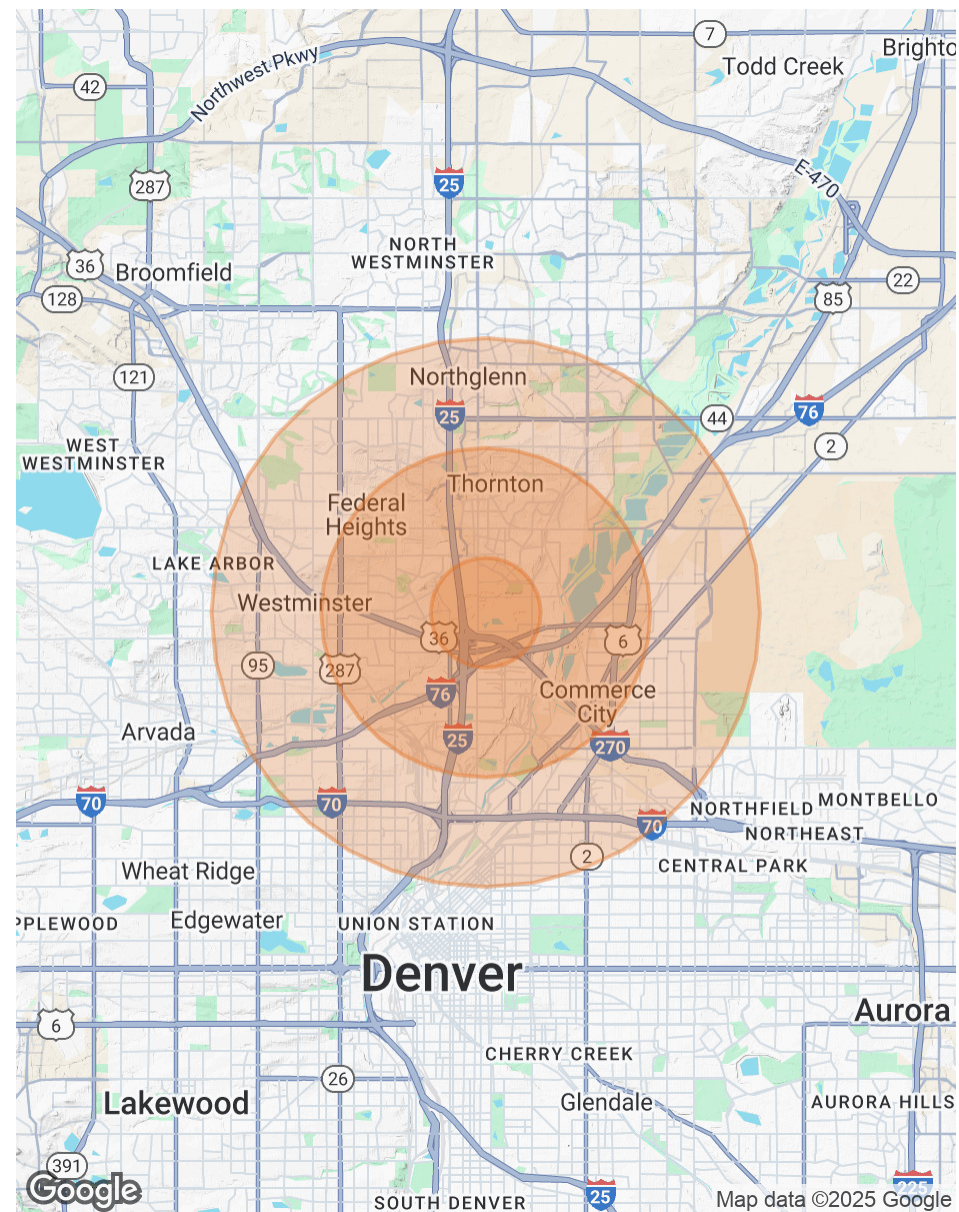
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,044	99,959	309,902
Average Age	34.3	33.3	33.6
Average Age (Male)	33.3	33.3	33.1
Average Age (Female)	35.1	33.1	34.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,818	33,949	108,412
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$77,640	\$69,086	\$76,564
Average House Value	\$262,845	\$245,340	\$283,271

* Demographic data derived from 2020 ACS - US Census



CONFIDENTIALITY & DISCLAIMER

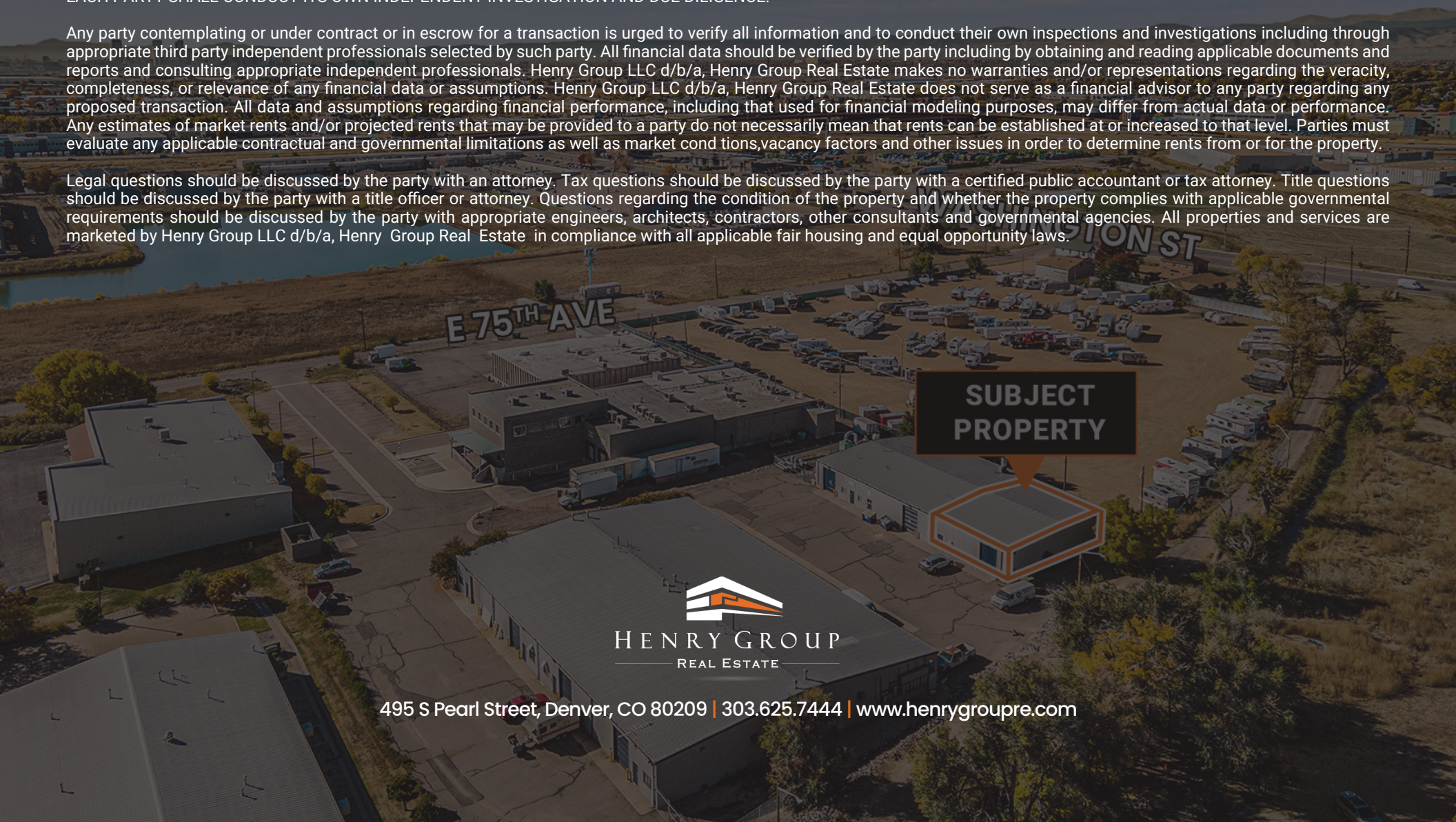
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Henry Group LLC d/b/a, Henry Group Real Estate in compliance with all applicable fair housing and equal opportunity laws.



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