



For Sale

PRICE REDUCED

\$150,000



5105 E. 39th Ave.
Denver, CO 80207

Asking Price:

~~\$2,499,995~~

\$2,350,000

13,517 SF Available

Industrial Space with
Outdoor Storage



Premium Office
Finishes (3,514 SF
approx.)



Secured
Yard Area

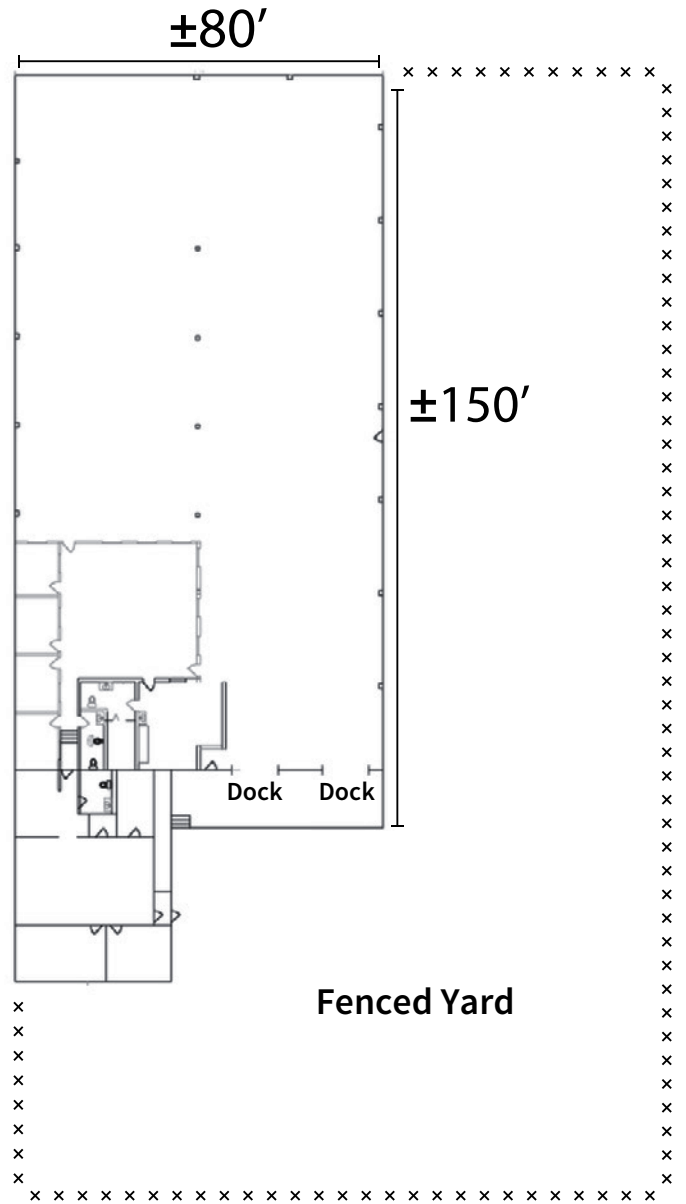


Free-Standing
Building with
Heavy Power

5105 E. 39th Ave. | For Sale

13,517 SF

Sale Price: ~~\$2,499,995~~ \$2,350,000
Taxes: \$54,859(2026)
Square Feet: 13,514 SF
+/- 10,000 SF Warehouse
+/- 3,514 SF Office
Power: 1,200 Amps.,
240 V, 3-Phase (TBV)
Site Size: 0.98 Acres (42,459 SF)
Zoning: I-A / U-O-2
Clear Height: 14'
Year Built / Renovated: 1957 / 2016
Parking: 24 Spaces
Loading: Two Covered (2) Dock-High
(10'X10')



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Property Profile



Location & Access

Travel Distances

40th & Colorado RTD Station	1 mi. 20 Min Walk
I-70	0.8 mi. 5 Mins
I-270	3 mi. 7 Mins
I-25	4 mi. 10 Mins
Downtown Denver	5 mi. 15 Mins

Population Stats (2024 Est.)

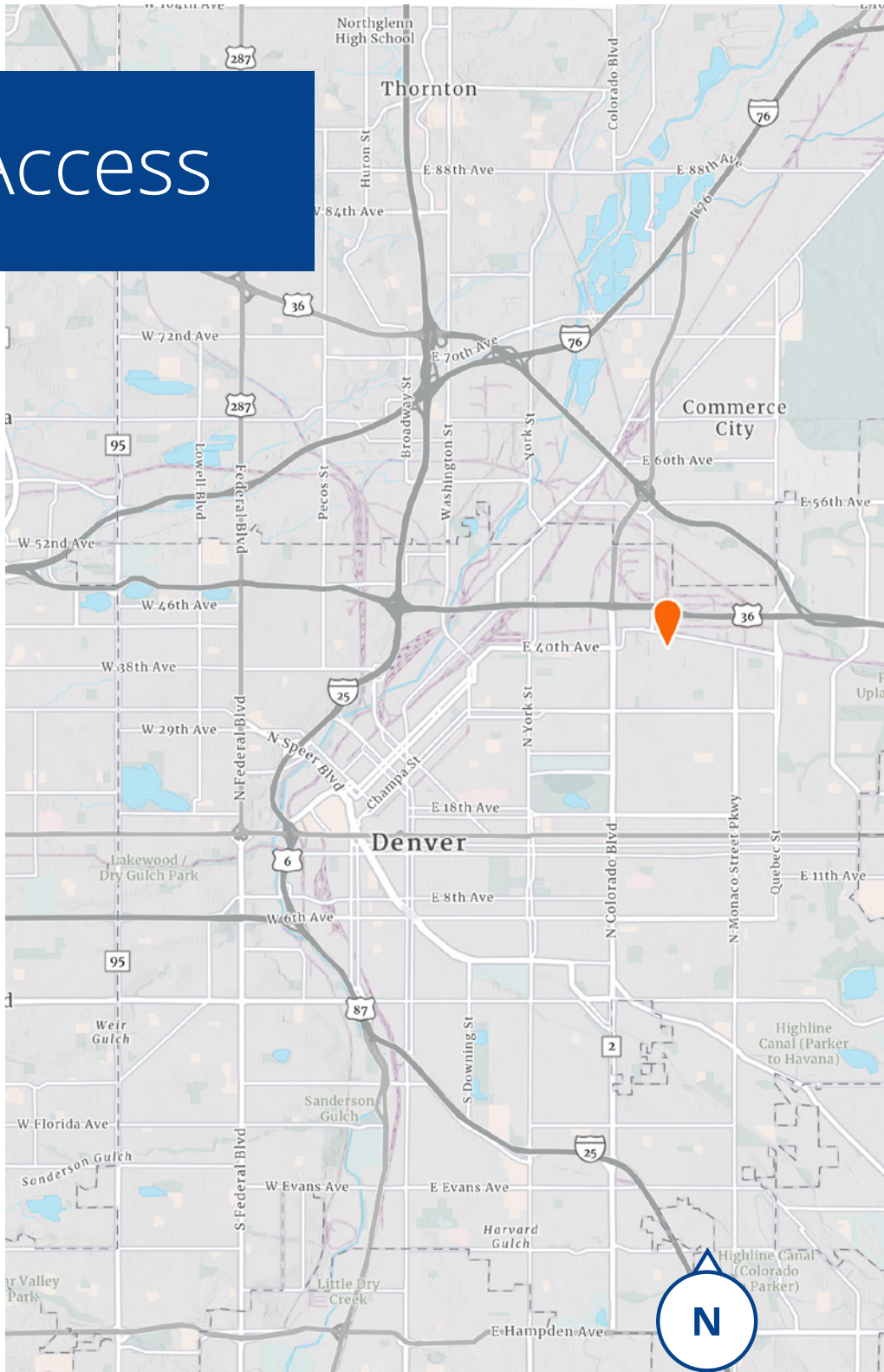
- **1-Mile Radius:** 9,350 Residents
- **3-Mile Radius:** 118,144 Residents
- **5-Mile Radius:** 387,508 Residents

Income & Housing (Within 1 Mile)

- **Median Household Income:** \$63,507-\$71,877 Est.
- **Median Home Value:** \$474,750-\$547,173 Est.

Educational Attainment

- **Bachelor's Degree or Higher** 42.7%-47.8% Est.
- **High School Completion** 92.3% Est.



4643 S. Ulster St. Ste. 1000
Denver, CO 80237
+1 303 745 5800
colliers.com/denver

Tyler Ryon

Principal
+1 720 833 4612
tyler.ryon@colliers.com

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