

6363 EAST 38TH AVENUE

DENVER, CO 80207

INDUSTRIAL PROPERTY FOR SALE



±38,093 SF TOTAL

±2,000 OFFICE

SELLER FINANCING AVAILABLE

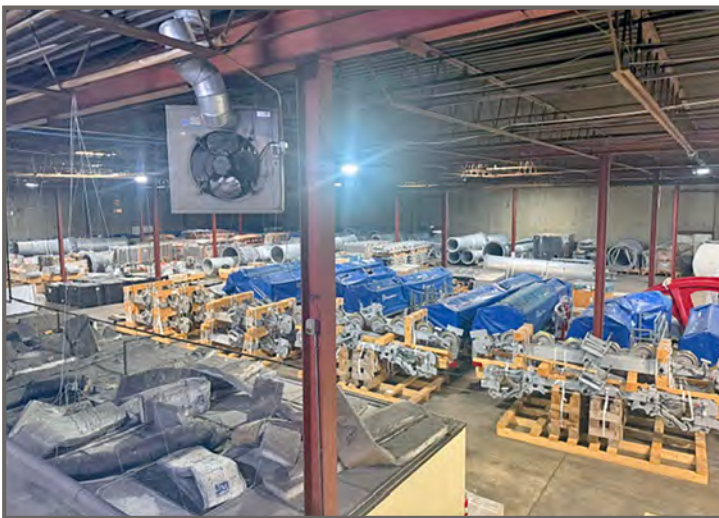
STREAM

BUILDING SPECIFICATIONS

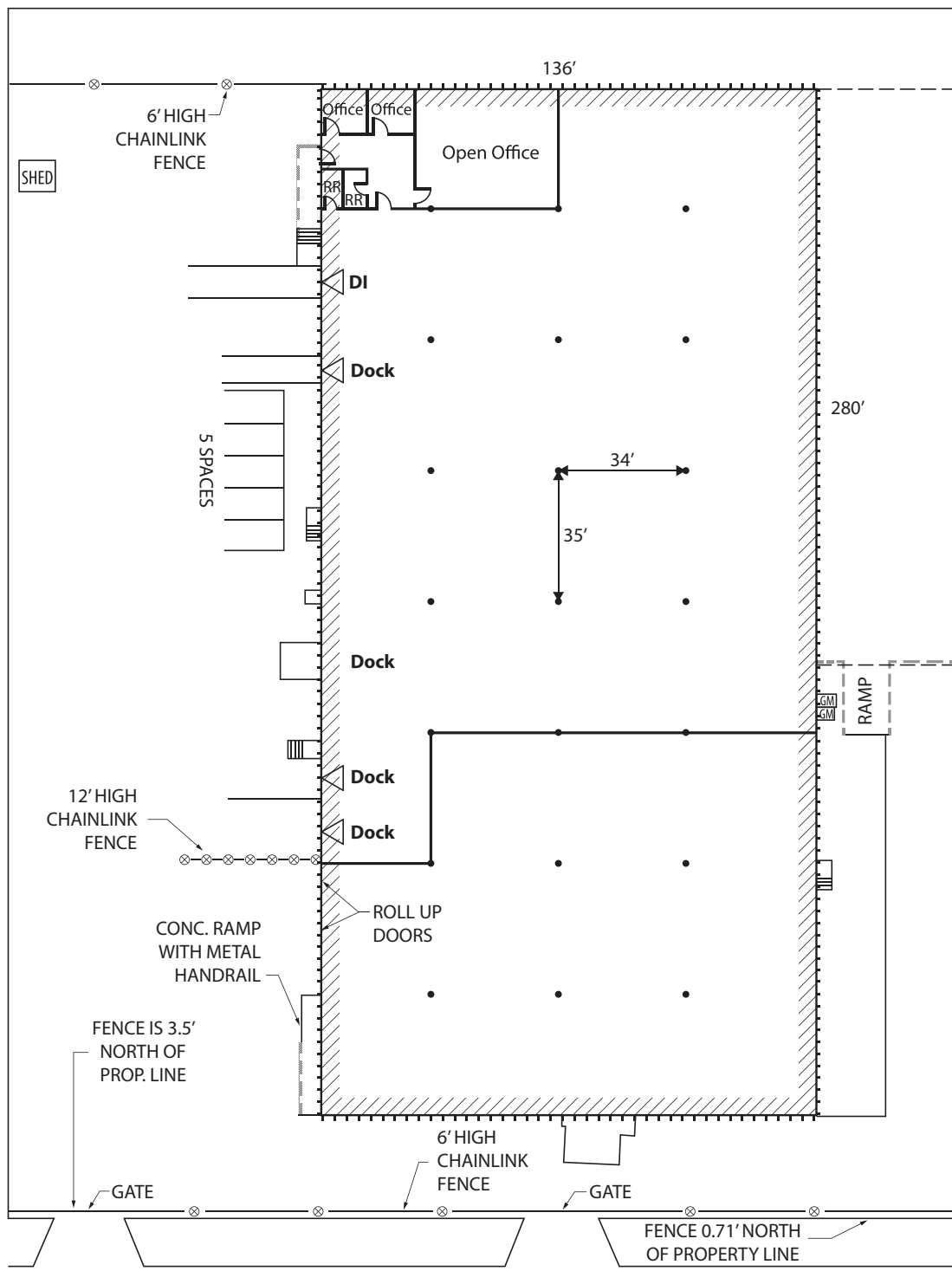
HIGHLIGHTS

- Just off Monaco St. and I-70 with excellent access to I-225, I-270 & I-25
- ESFR Sprinkler System
- New roof coming soon
- Current lease in place which expires April 30, 2028

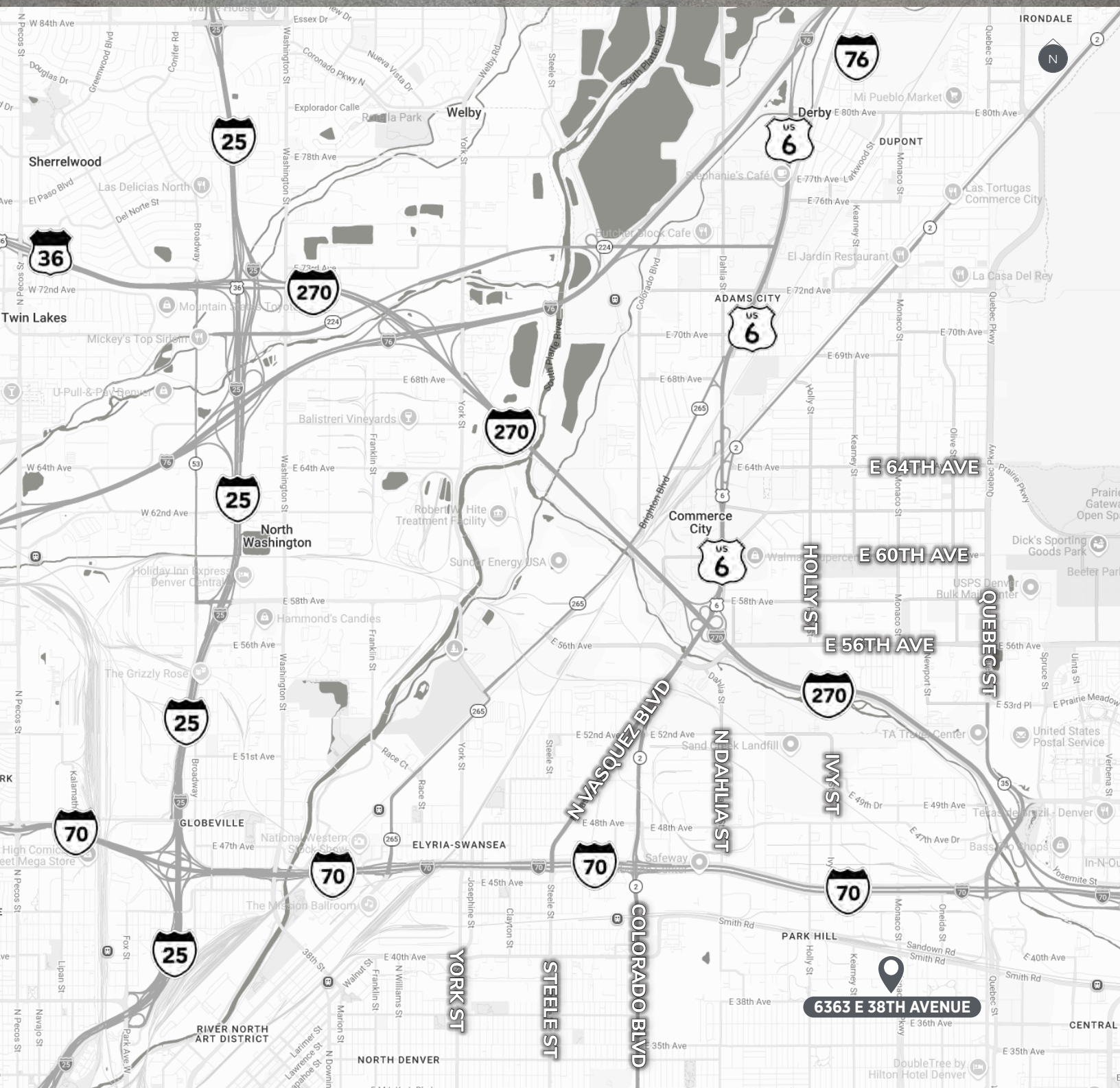
Submarket	Stapleton Submarket
Address	6363 East 38th Avenue Denver, CO 80207
Clear Height	20'
Loading	Four (4) Dock Doors, One (1) 10' x 10' Drive-In
Zoning	I-MX-3
Power	800 Amps, 277/480 Volt Power
Availability	Current rate is \$7.07 PSF NNN through April 30, 2027, and \$7.25 PSF NNN from May 1, 2027 through April 30, 2028
Taxes - 2026	\$110,509.16



FLOOR PLAN



MAP



FOR LEASE INFORMATION:

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