

# 300

E 57TH AVE

DENVER, CO 80216

3.4 AC IOS SITE WITH  
35,784 TOTAL SF OF INDUSTRIAL

AVAILABLE FOR  
LEASE AND SALE



CBRE

# PROPERTY DESCRIPTION

## SITE OVERVIEW



### ADDRESS

300 E 57<sup>th</sup> Ave, Denver, CO 80216



### TOTAL SF

35,784 SF Total



### BUILDING A

7,071 SF | 4 Drive-In Doors



### BUILDING B

10,557 SF | 18 Drive-In Doors



### BUILDING C

13,433 SF | 15 Drive-In Doors



### BUILDING D

4,723 SF



### LOT SIZE

3.4 AC



### YARD

Fenced And Secured With 3 Gated Access Points



### ZONING

I-1



### SALE PRICE & LEASE RATE

Contact Brokers



# SITE PLAN



**BUILDING A**



**GATED ENTRANCE**

**GATED ENTRANCE**

**BUILDING B**



**BUILDINGS C & D**



**GATED ENTRANCE**

# LOCATION OVERVIEW & ADDITIONAL PROPERTY HIGHLIGHTS

CENTRALLY LOCATED WITH IMMEDIATE ACCESS TO ALL MAJOR HIGHWAYS IN THE DENVER-METRO

LOCATED DIRECTLY ON I-25 AND US HWY 85

1.5 MILES | I-70

1.4 MILES | I-76

1.8 MILES | 270

DOWNTOWN DENVER



BUILDING B  
10,557 SF

BUILDING C  
13,433 SF

BUILDING D  
4,731 SF

BUILDING A  
7,071 SF

E 56TH AVE

LOGAN ST

E 57TH AVE

# HISTORICAL USE

## History of 'Bronco Field' at 300 E 57th Avenue

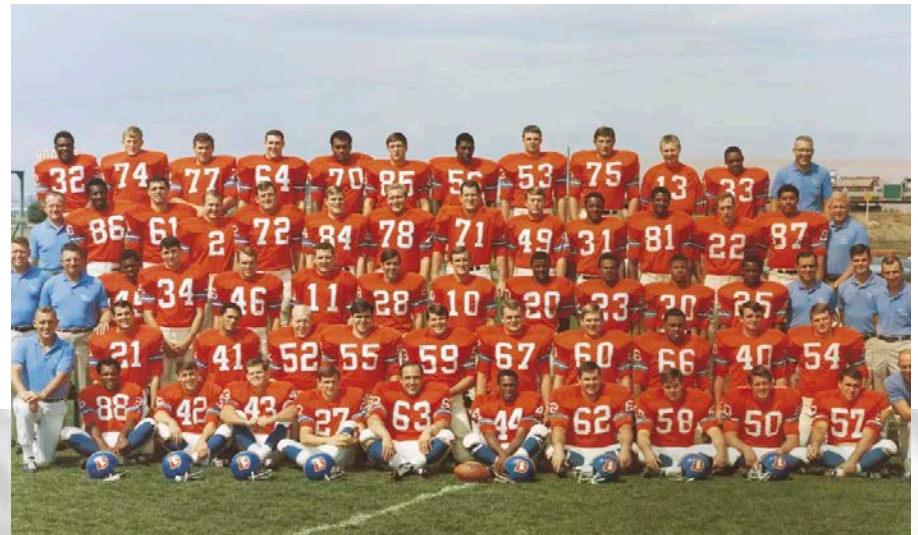
In 1967, 'Bronco Field' located at 300 E. 57th Avenue in Adams County, Denver, became the Denver Broncos' first dedicated training ground, marking a significant upgrade from previously rented college facilities. Built alongside the team's new headquarters at 5700 Logan Street by owner Gerald Phipps' construction company, the grass practice fields hosted training camps from 1967 to 1971 under head coach Lou Saban.

Fans lined the chain-link fence to watch stars like rookie Floyd Little run drills, while players walked over from the nearby Merchandise Mart Hotel. The site, near I-25 and 58th Avenue, symbolized the franchise's professionalization during the AFL-NFL merger, despite Saban's 20-42-3 record before his 1971 exit. After camps moved elsewhere, Bronco Field remained part of the headquarters' operations until the team relocated to Englewood's Paul D. Bowlen Memorial Broncos Centre in 1990, leaving a legacy as the foundation of the Broncos' growth into an NFL powerhouse.



1967

Lou Saban coaches players during training camp at 'Bronco Field' located at 300 E 57th Avenue



1968

Broncos Team Photo

# 300

## E 57TH AVE

DENVER, CO 80216



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