



**FOR
LEASE**

5141 National Western Dr.

Denver, CO 80216

**INDUSTRIAL OPPORTUNITY
WITH UNBEATABLE HIGHWAY ACCESS**

5141 National Western Drive presents a substantial industrial opportunity in one of Denver's most actively transforming employment and entertainment districts. The property encompasses approximately 193,819 SF on 6.58 acres and carries I-B industrial zoning, providing a large-scale footprint well suited for industrial, manufacturing, distribution, production or other specialized users. Its combination of building size, acreage and central Denver location creates a compelling opportunity for users seeking significant operational space without moving to the outer reaches of the metro area.



LAND SIZE	286,723 SF
BUILDING SIZE	193,819 SF
ZONING	I-B

**Shames
Makovsky**

Dorit Fischer

303 565 3025

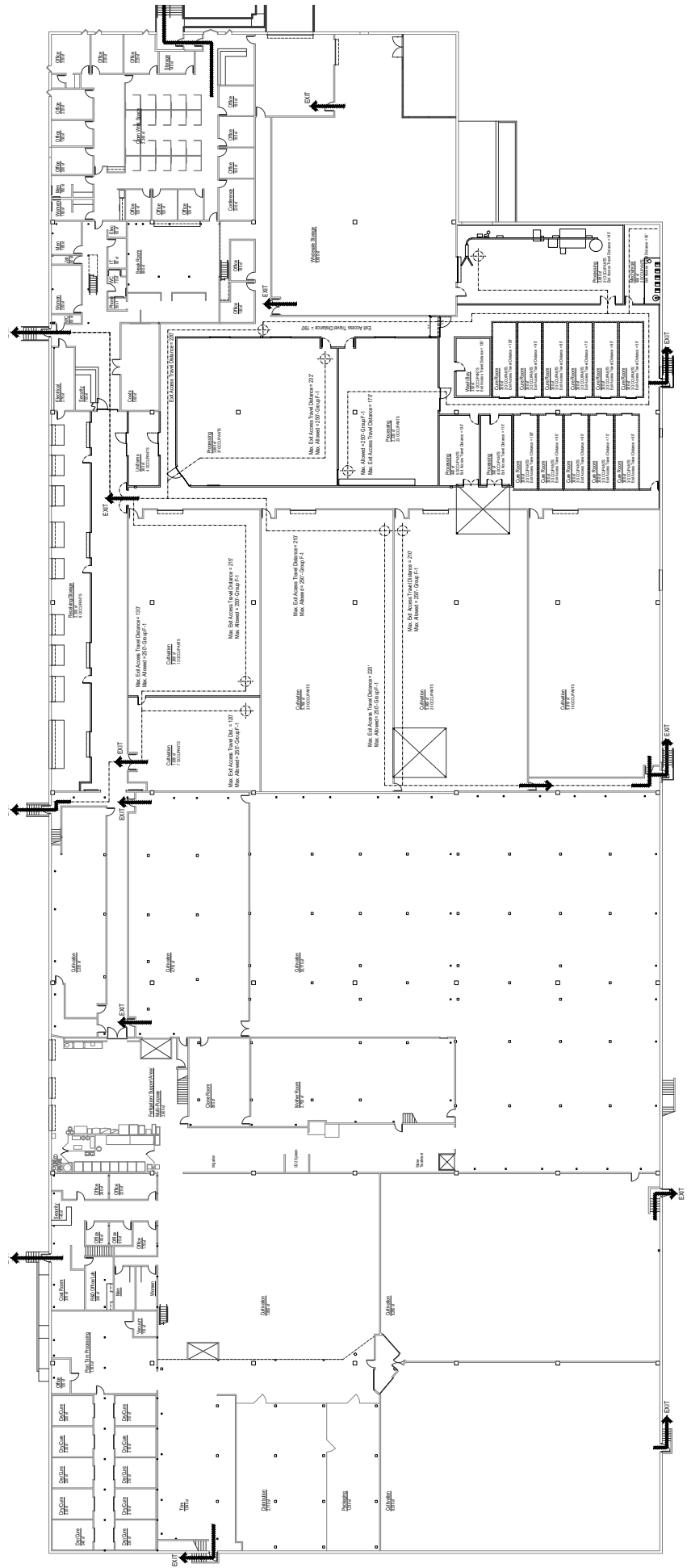
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Lease Rate : Contact Broker





The National Western Center & Surrounding Area

The property is positioned immediately adjacent to Denver's rapidly evolving National Western Center, a major year-round destination combining entertainment, education, agriculture, research and large-scale events. Nearby anchors include CSU Spur, the Stockyards Event Center at the National Western Center and the LVC (Livestock Center) at the National Western Center. The broader campus represents a significant public and institutional investment in this historically industrial section of north Denver and is helping reposition the area as a destination for visitors, businesses, education and innovation.

The location also benefits from its position within the Globeville/Elyria-Swansea corridor, just north of Downtown Denver and RiNo. The surrounding area maintains its strong industrial character while benefiting from the continued evolution of the National Western campus, new public spaces and infrastructure improvements. The nearby The Riverfront Open Space at the National Western Center adds approximately six acres of public green space along the South Platte River, further enhancing an area historically dominated by industrial uses.

With convenient connections to I-70, I-25 and Denver's central transportation network, 5141 National Western Drive offers strong regional accessibility for employees, customers and distribution. Its proximity to the National Western Center, RiNo, Downtown Denver and the broader central Denver employment base provides an unusual combination of industrial functionality, substantial acreage and an infill location. For companies seeking a sizable facility in an area experiencing meaningful long-term investment and redevelopment, the property offers a distinctive opportunity within Denver's urban core.



LOCATION HIGHLIGHTS

- **Just 2 miles north of Downtown Denver**, providing quick access to the CBD, Union Station, LoDo and RiNo.
- **Excellent regional highway access**, with I-70 and I-25 nearby
- **Located within the rapidly evolving National Western Center**, a major 250 AC redevelopment envisioned as a year-round destination for business, education, entertainment, agriculture and community events.
- **Adjacent to Denver's RiNo Art District**, offering convenient access to one of the city's most active employment, dining, entertainment and creative districts.
- **Located near the South Platte River and regional trail network**, with new riverfront open space and pedestrian/bicycle connections incorporated into the National Western Center redevelopment.