



FOR SALE OR LEASE

Industrial Office/Warehouse

5301 E. 39TH AVENUE
DENVER, CO 80207

Building Size

51,410 SF

Lease Rate

\$6.30/SF NNN

Sales Price

\$6,500,000

Industrial for Sale or Lease

Property Highlights

- Excellent location with easy access to I-70 & Colorado Blvd.
- Ideal for light manufacturing or distribution uses
- Fenced parking area of $\pm 1/2$ acre
- Covered dock doors

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5301 E. 39TH AVENUE, DENVER, CO 80207

Property Details

- Building:** 51,410 SF
- Office:** ±2,500 SF
- Site:** 1.88 acres
- Loading:** 4 dock high doors with levelers
1 drive-in door
- Clear Height:** 13'±
- Sprinklers:** Yes
- Year Built:** 1957
- Zoning:** I-A

