



900 E 75TH

INDUSTRIAL LAND FOR SALE • BUILD-TO-SUIT • BUILD-TO-OWN

DENVER



70TH AVE INTERCHANGE

WASHINGTON ST

SITE

900 East 75th Avenue,
Denver, CO 80229



Jordon Perlmutter & Co.



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Property Highlights

- 46,810 – 73,620 SF available
- Up to 1.52 Acres of Outdoor Storage Possible
- Site size: 4.39 AC
- Building signage available
- Adams County Enterprise Zone
- I-1 zoning
- Clear heights up to 32'
- Immediate access to I-25, I-76, US-36 and I-270

Three Flexible Paths Forward

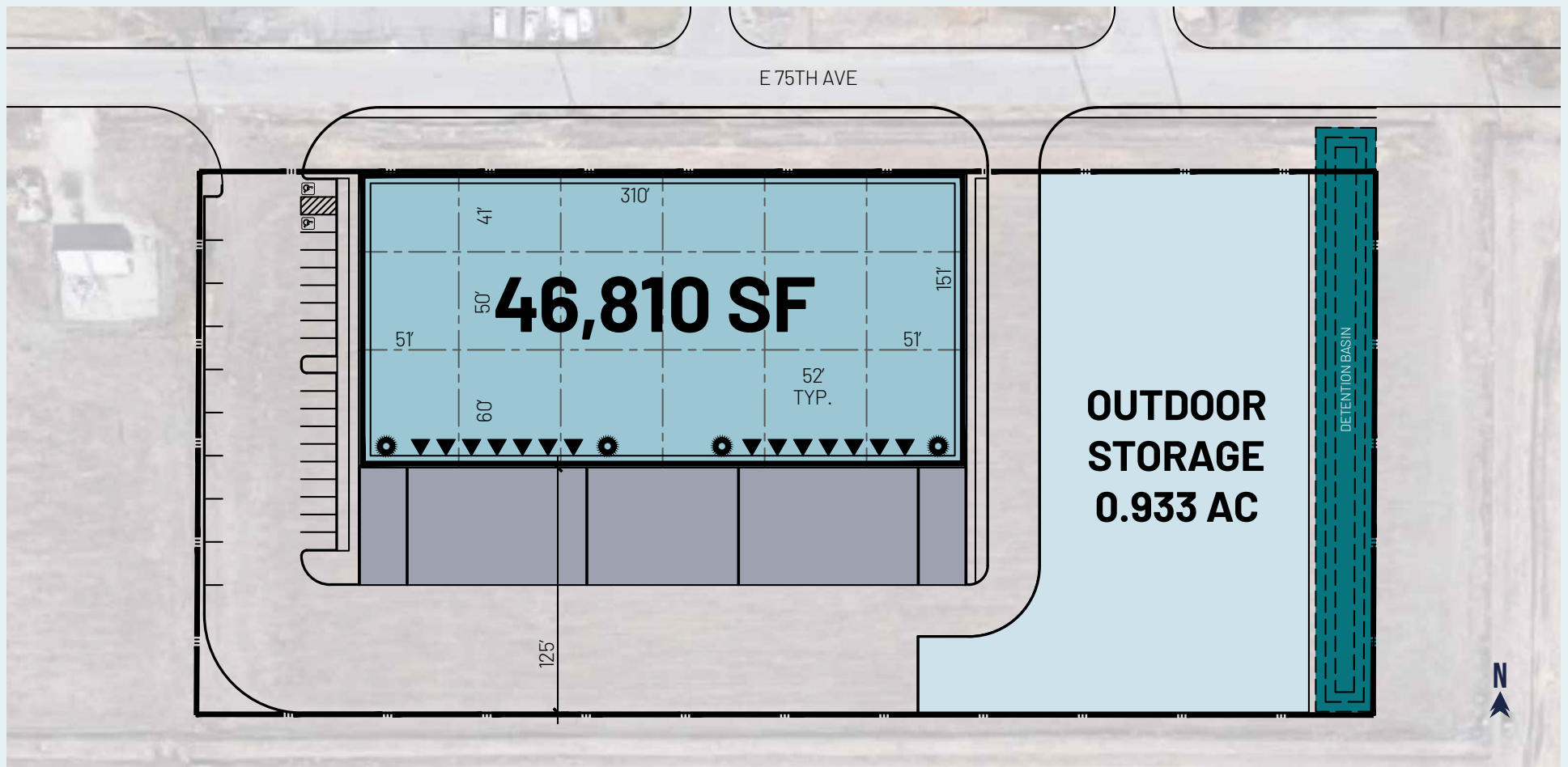
900 E 75th offers flexible solutions tailored to industrial users, investors and owner/occupiers. Opportunities include industrial land for sale, build-to-suit configurations and build-to-own options with scalable site planning and outdoor storage capability.



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Option 1 - 46,810 SF with 0.933 Acres of Outdoor Storage

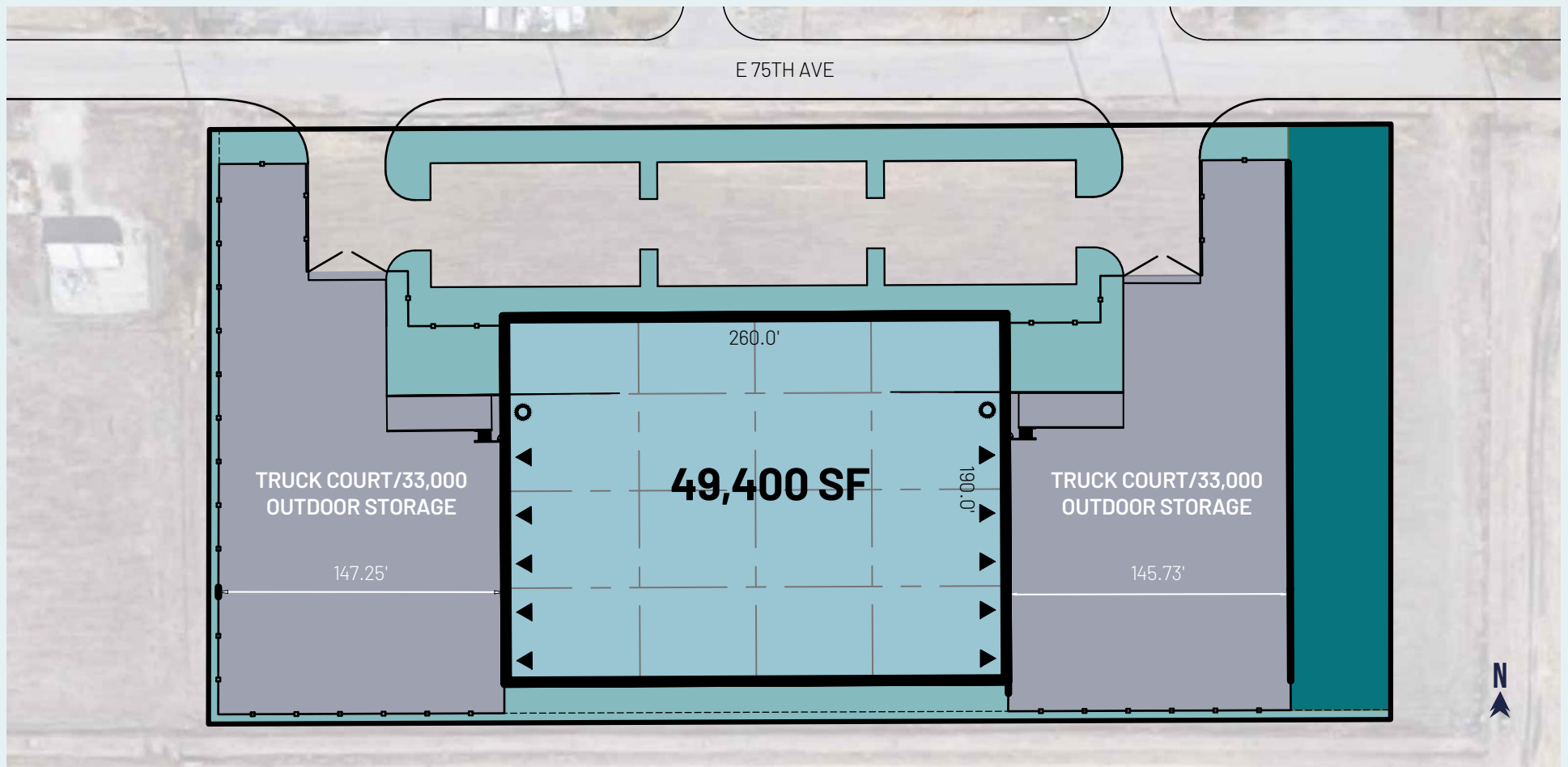
- 0.933 AC Outside Storage
- 14 Dock-High Doors
- 4 Grade-Level Doors
- 32' Clear Height
- Sprinkler: ESFR
- Parking: 28 Spaces



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Option 2 - 49,400 SF with 1.52 Acres of Outdoor Storage

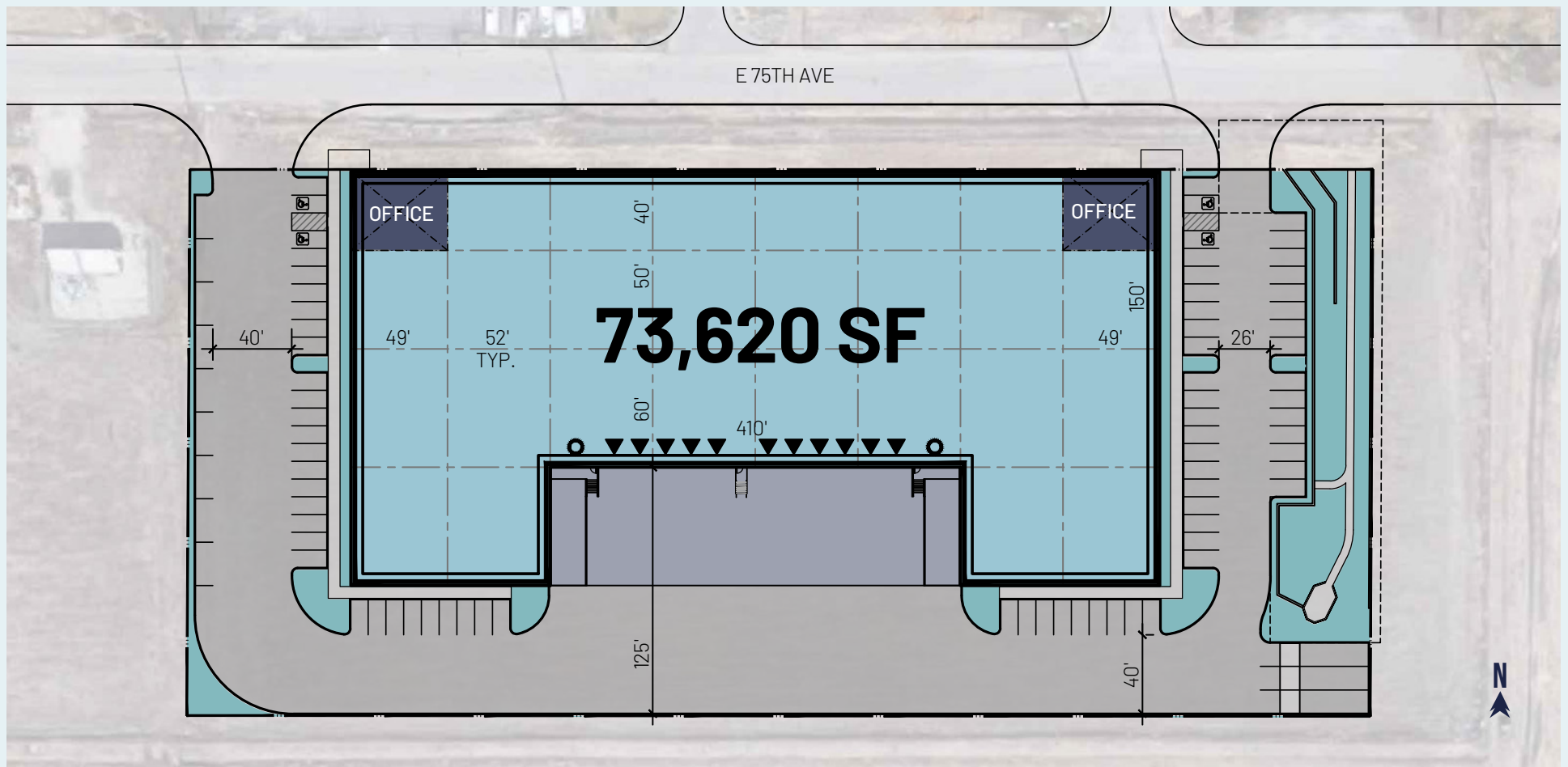
- 66,000 SF (1.52 Acres) Outside Storage/Truck Court
- 10 Dock-High Doors
- 2 Grade-Level Doors
- 32' Clear Height
- Sprinkler: ESFR
- Parking: 1.0:1,000 SF



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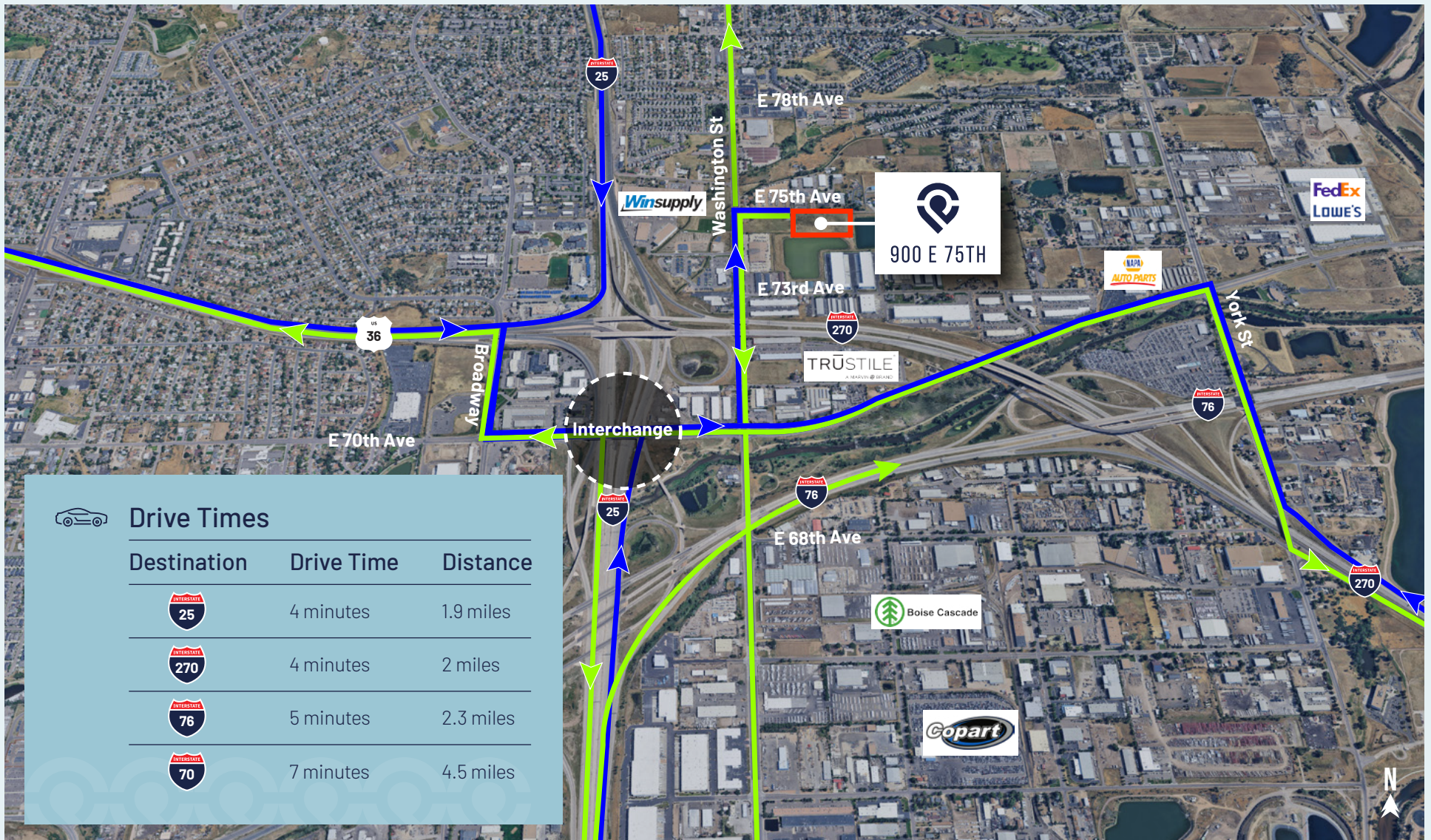
Option 3 - 73,620 SF

- 11 Dock-High Doors
- 2 Grade-Level Doors
- 32' Clear Height
- Sprinkler: ESFR
- 81 Car Parking, 3 Trailers



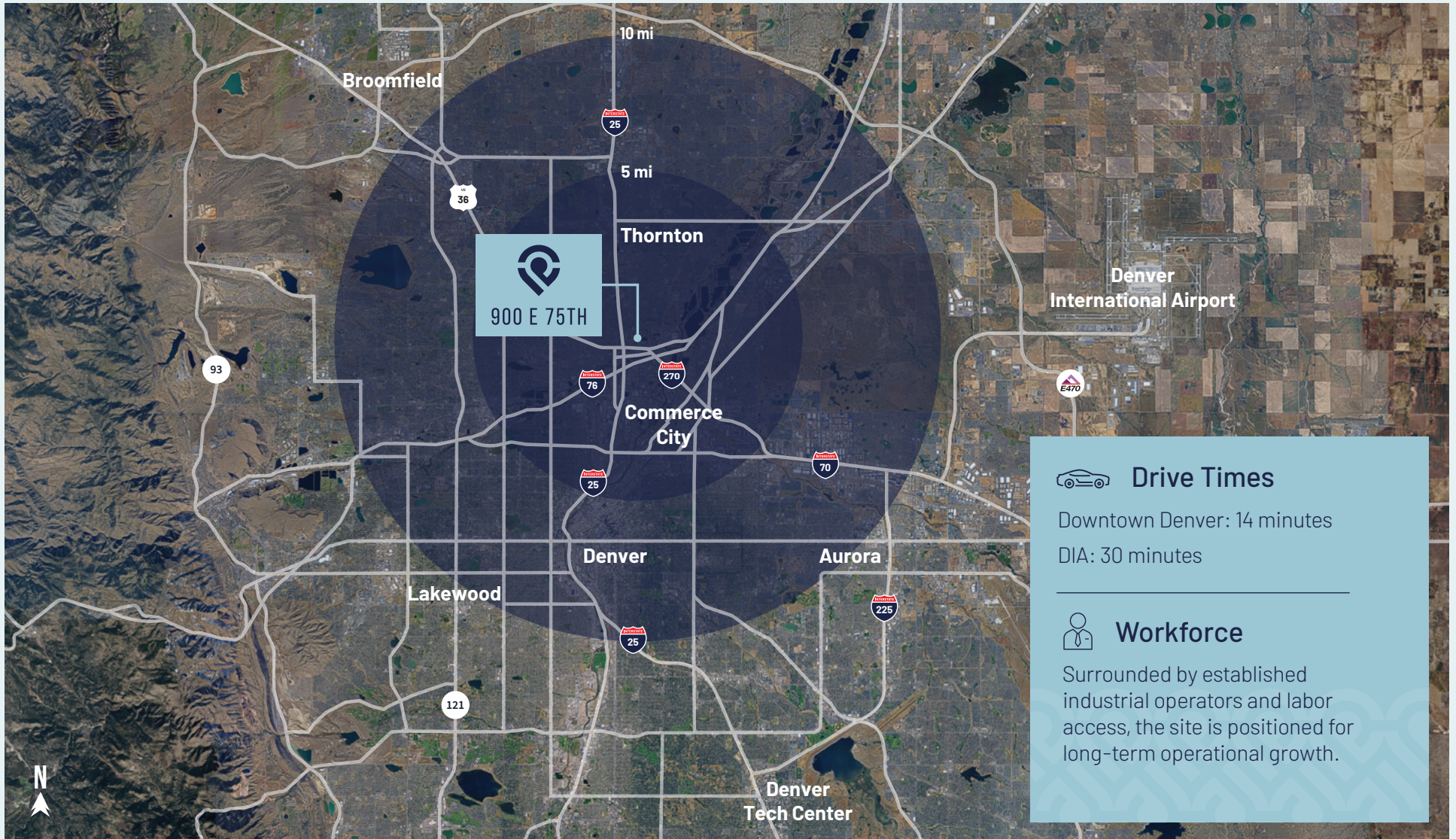
STRATEGIC ACCESS

Located within Denver's north-central industrial corridor, 900 E 75th provides immediate access to I-25, I-76, I-270 and US-36, connecting users efficiently across the Denver metro and Front Range region.



CONNECTED TO EVERYTHING

900 E 75th is centrally located in the metro, offering exceptional connectivity to workforce populations, major highways and the region's key business hubs.



DENVER



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