

36001 | **E QUINCY AVENUE**
WATKINS, CO 80137

\$5,750,000
SALE PRICE



112.86 ACRES
I-2 ZONED INDUSTRIAL LAND



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 **UNIQUE**
PROPERTIES 
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PROPERTY HIGHLIGHTS

| | |
|------------------------------|--|
| Address | 36001 E Quincy Avenue Watkins, CO 80137 |
| Sale Price | \$5,750,000 |
| Price per SF | \$1.17/SF |
| Existing Building Size Total | ~9,000 SF |
| Lot Size | 112.86 Acres |
| Zoning | I-2 |
| Taxes (2025) | \$13,734 |

PROPERTY DESCRIPTION

Rare opportunity to acquire 112.86 acres of I-2 (Heavy Industrial) land in the growing East Arapahoe county market. The property includes approximately 9,000 square feet of existing improvements, featuring a modular office building and five warehouse/storage buildings.

With direct access from E Quincy Avenue, existing electrical service, and on-site groundwater wells, the site is well-positioned for manufacturing, warehousing, distribution, contractor yards, outdoor storage, testing, ranges, and a variety of industrial uses. This versatile property offers immediate functionality with significant potential for future growth and development.

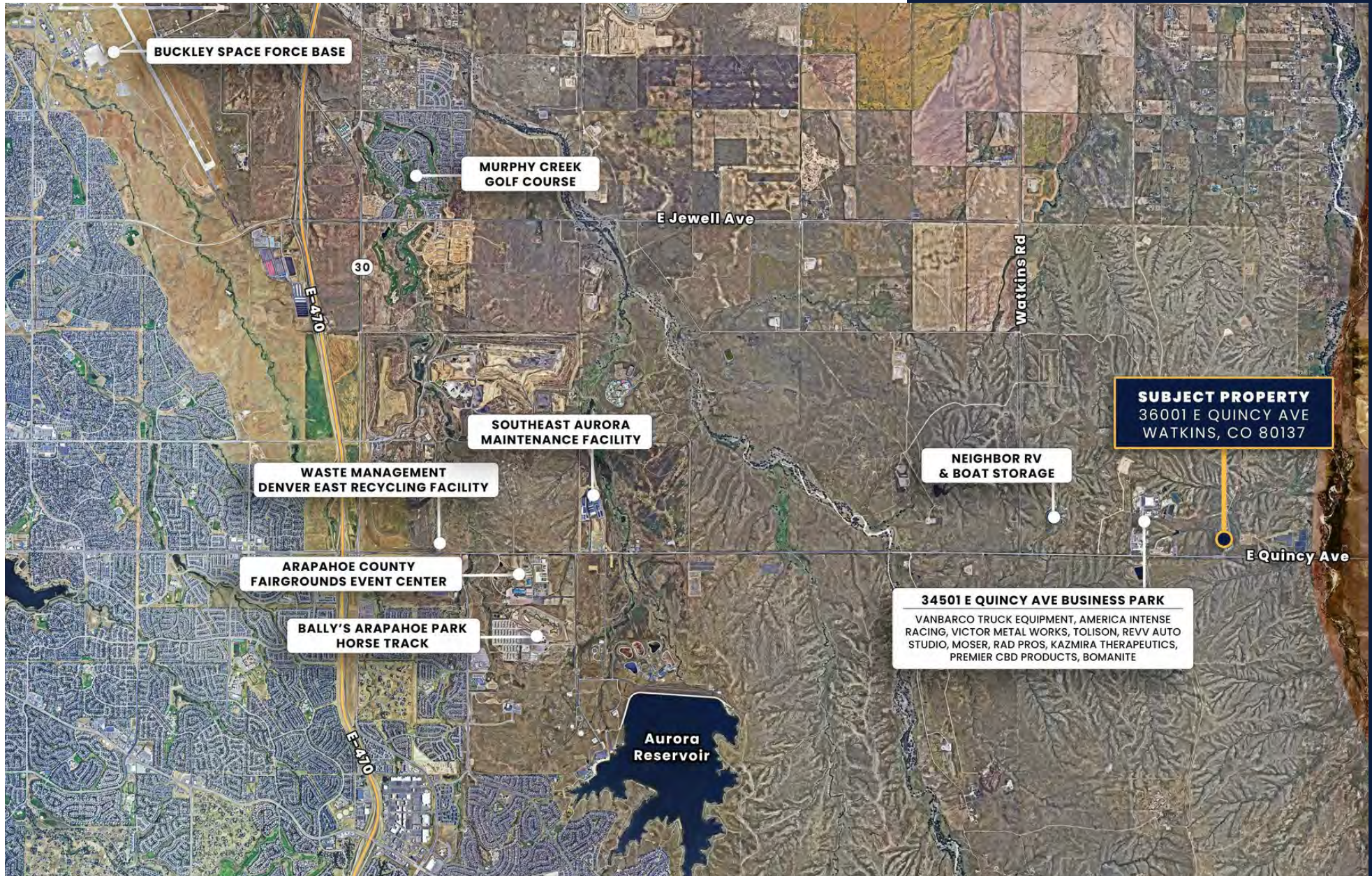
- Access is directly from East Quincy Avenue.
- Electric service to the property is in place.
- There are 2 existing ground water wells on the property.
- The property is currently available subject to a lease to the University of Denver, expiring October 15, 2026.
- Disclosure - Buildings shown are subject to possible removal from the property prior to sale.



SITE AERIAL



LOCATION MAP





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