

Colliers



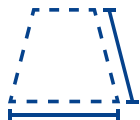
387 E. 55th Ave.
Denver, CO 80216

2,800 SF Available with
Fenced Yard

Industrial Space with Outdoor Storage



Brand New
Remodel



Fenced Secured
Yard Area



Free-Standing
Building with
Private Location



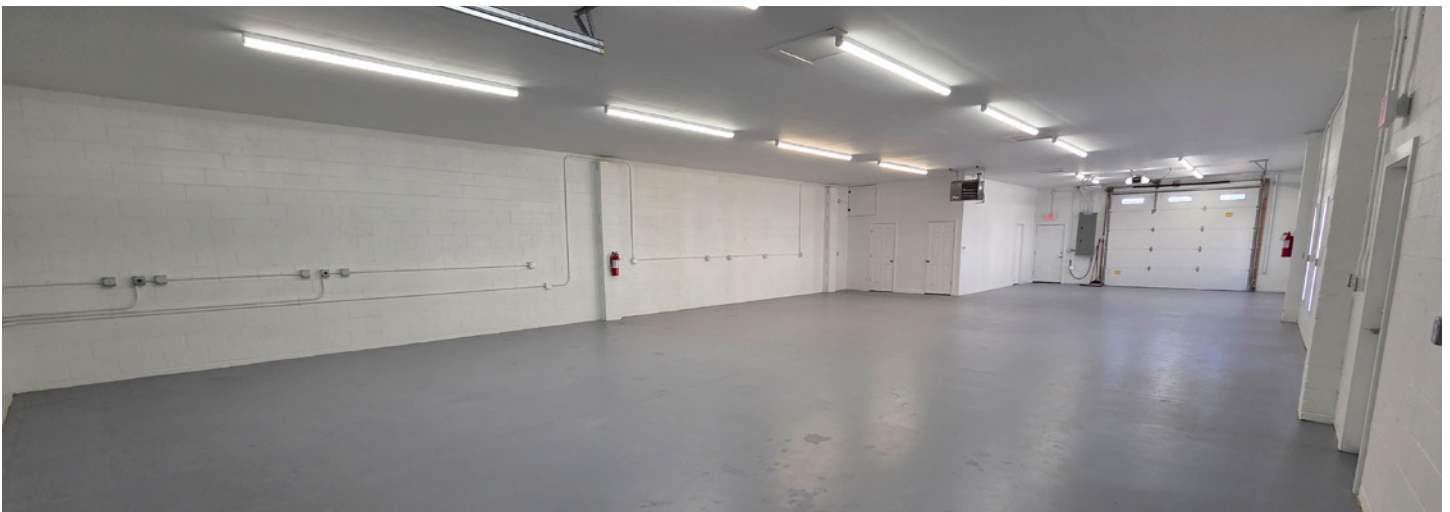
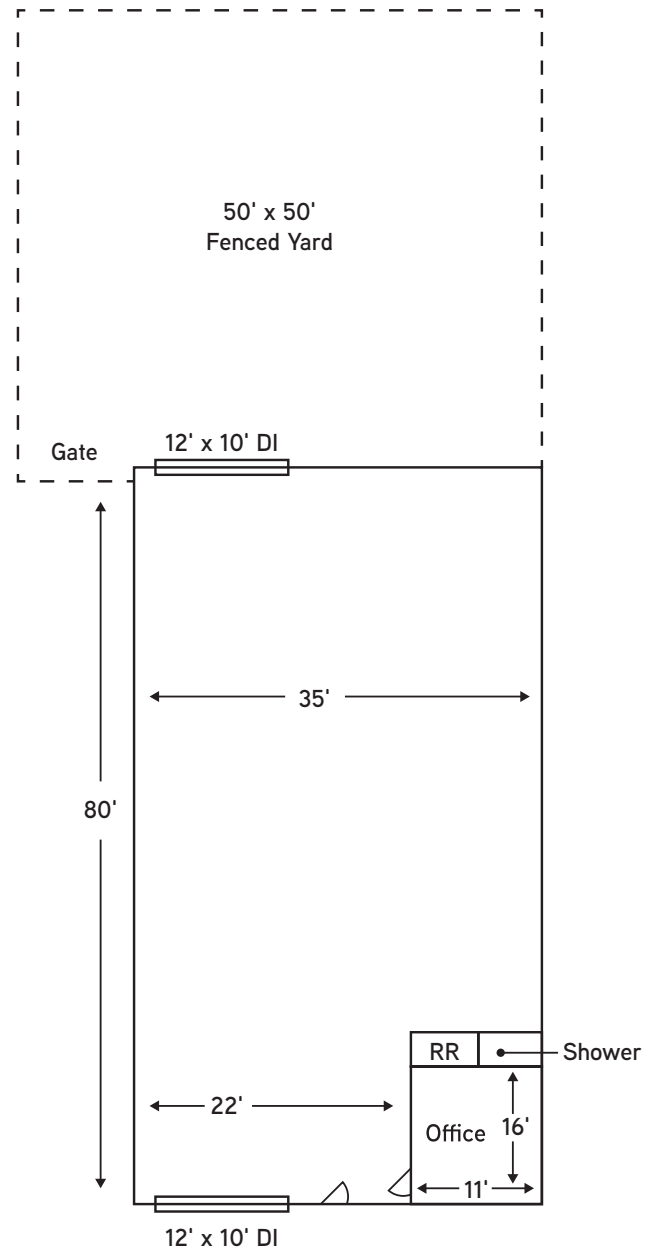
Unincorporated
Adams County with
Denver Address

Accelerating success.

387 E. 55th Ave. | For Lease

2,800 SF

Rate:	\$19.95/SF/YR Gross
Square Feet:	2,800 SF with +/- 175 SF Office
Power:	200 Amps High Leg., 208 V, 3-Phase (TBV)
Site Size:	0.23 Acres (10,019 SF)
Zoning:	I-A / U-O-2
Clear Height:	11'
Year Built / Renovated:	1982 / 2026
Loading:	Two (2) Drive-Ins (10'X10') (Drive Through)
City/County:	Unincorporated Adams County



387 E. 55th Ave. | For Lease

Property Profile



Location & Access

Travel Distances

I-70	0.8 mi. 5 Mins
I-270	3 mi. 7 Mins
I-25	4 mi. 10 Mins
Downtown Denver	5 mi. 15 Mins

Population Stats (2024 Est.)

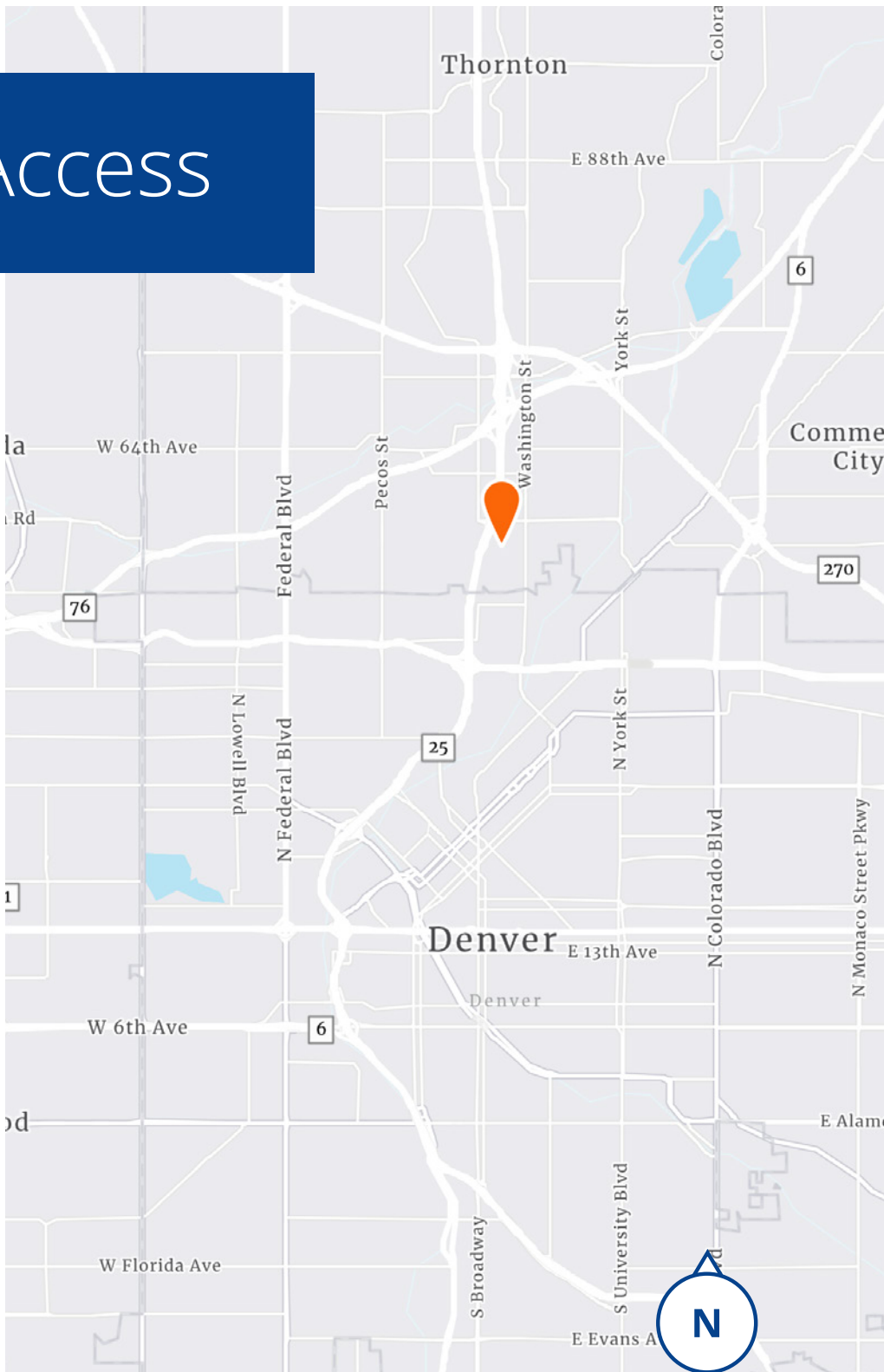
- **2-Mile Radius:** 24,857 Residents
- **5-Mile Radius:** 413,713 Residents
- **10-Mile Radius:** 1,425,214 Residents

Income & Housing (Within 1 Mile)

- **Median Household Income:**
\$78,851-\$92,730 Est.
- **Median Home Value:**
\$586,671-\$597,741 Est.

Educational Attainment

- **Bachelor's Degree or Higher**
53% Est.
- **High School Completion**
18% Est.



4643 S. Ulster St. Ste. 1000
Denver, CO 80237
+1 303 745 5800
colliers.com/denver

Tyler Ryon, SIOR
Principal
+1 720 833 4612
tyler.ryon@colliers.com

This communication has been prepared by Colliers Denver for advertising and/or general information only. Colliers Denver makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers Denver excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers Denver and/or its licensor(s). © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.