

4595 & 4555

E 46TH AVE
DENVER, CO 80216

FOR SALE
\$2,500,000 (\$82/SF)

4555 E 46TH AVE

4595 E 46TH AVE

**30,560 SF VALUE-ADD INDUSTRIAL
ASSEMBLAGE W/ I-70 FRONTAGE**



≈200,000 VPD

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EXECUTIVE SUMMARY

PROPERTY HIGHLIGHTS

- Convenient access to I-70, I-25, I-270, and Colorado Blvd
- Electrical Service Removed – Previously was HEAVY Power for MMJ – Contact Brokers for estimated Cost to Renovate.
- Barrel Roof Masonry Build (4555 E 46th) / High-Clear Twin-T Warehouse (4595)
- Direct Frontage on I-70
- Renovate and reposition for an owner-user exit or stabilize through lease up and hold
- Dock-High and Drive-In Loading



BUILDING 1

4555 E 46TH AVE

Building Size	12,560 SF
Land Size	0.57 AC
Loading	Two (2) 8' x 12' Dock-High Doors
Roof	2022, Barrel Roof
Clear Height	13'-22'
Construction	Masonry
Power	Previously Heavy – Electrical Service not in Place
Sprinklered	TBD
YOC	1953
Taxes (2025)	\$33,399.42

BUILDING 2

4595 E 46TH AVE

Building Size	18,000 SF
Land Size	1.00 AC
Loading	Two (2) 10' x 14' Drive-In Doors Two (2) 8' x 10' Dock-High Doors
Roof	2017, Active Warranty
Clear Height	23'-25'
Construction	Twin-T
Power	Previously Heavy – Electrical Service not in Place
Sprinklered	TBD
YOC	1973
Taxes (2025)	\$54,969.18

COMBINED

4555 E 46TH AVE & 4595 E 46TH AVE

Combined Building Size	30,560 SF
Combined Land Size	1.57 AC
Combined Sale Price	\$2,500,000
Price/SF	\$82/SF
Zoning	I-B (County of Denver)

PROPERTY PHOTOS



SITE MAP





SUBJECT PROPERTY
 4555-4595 E 46TH AVE
 DENVER, CO 80216

Walmart
 KFC
 Jack in the box
 Starbucks
 Wendy's
 Dollar Tree
 Chipotle
 McDonald's
 Taco Bell
 Wells Fargo
 Arby's
 Carl's Jr.

NATIONAL WESTERN
Jack Shorn

HOP ALLEY
 LEFT HAND BREWING Co.
 Safta
 CATBIRD
 MISSION BALLROOM
 barcelona
 Redeemer PIZZA
 BLUE MOON

Starbucks
 K
 COBBLESTONE CAR WASH
 McDonald's
 Popeyes
 Conoco
 Pizza Place
 U-HAUL
 CHASE
 Carl's Jr.

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