

4595 & 4555

E 46TH AVE
DENVER, CO 80216

REDUCED SALE PRICE!

~~\$2,500,000~~ **\$1,995,000**

4555 E 46TH AVE

4595 E 46TH AVE

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



±200,000 VPD

MICHAEL DESANTIS

Senior Vice President

303.512.1194

mdesantis@uniqueprop.com

BRETT MACDOUGALL

Senior Vice President

303.512.2736

bmacdougall@uniqueprop.com

CARSON LANG

Broker Associate

720.881.6344

clang@uniqueprop.com



400 S Broadway | Denver, Colorado 80209
www.uniqueprop.com | 303.321.5888

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	\$1,995,000
Price/SF	\$82/SF
Zoning	I-B (County of Denver)

PROPERTY PHOTOS



SITE MAP





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

MICHAEL DESANTIS
Senior Vice President
303.512.1194
mdesantis@uniqueprop.com

BRETT MACDOUGALL
Senior Vice President
303.512.2736
bmacdougall@uniqueprop.com

CARSON LANG
Broker Associate
720.881.6344
clang@uniqueprop.com



400 S Broadway | Denver, Colorado 80209
www.uniqueprop.com | 303.321.5888