

FOR SALE OR LEASE

±3,076 SF ON 3.62 ACRES



6199 FEDERAL BOULEVARD

DENVER, CO 80221

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Location & Access:

This location provides multiple points of ingress/egress from Federal Blvd as well as 62nd Ave. Additionally, users will experience immediate access to Denver's major connecting interstates, including I-76, I-70 and I-25 with the ability to reach all within six (6) minutes. This site is positioned in the center of Denver with proximity to an abundance of amenities including Walmart, Costco and numerous quick-service restaurants.

Site Size	±3.62 Acres
Building 1	1,200 SF Shop
Building 2	1,876 SF Office
Total SF	±3,076
Zoning	C-5 (Adams County)
Permitted Uses	<ul style="list-style-type: none"> • Automobile Sales & Maintenance • Retail • Truck Stop • Brewery or Distillery • Gas Station • Commercial Parking Lot
2025 Taxes	\$45,740.81

CONTACT INFORMATION

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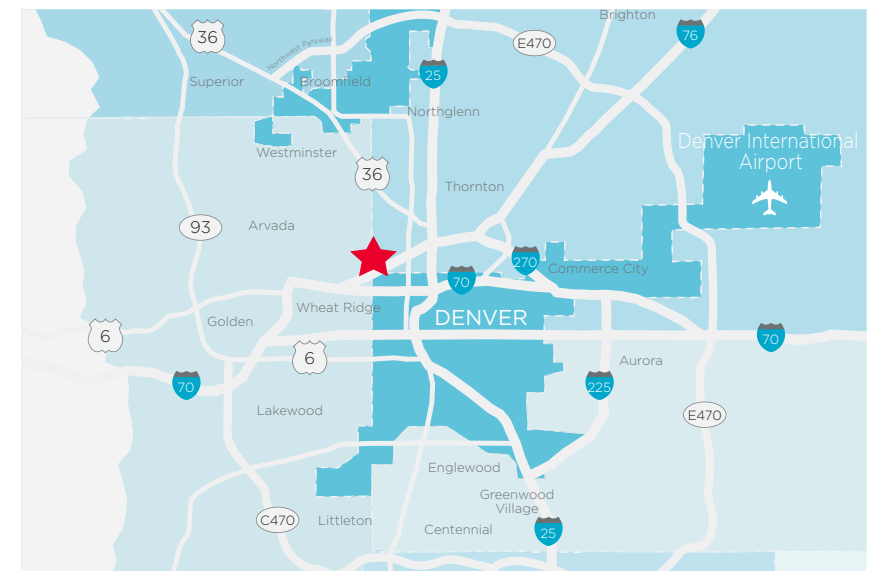
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DRIVE TIMES	Minutes	Miles
I-76	2 Minutes	0.8 Mile
I-70	5 Minutes	1.8 Miles
I-270	8 Minutes	2.6 Miles
I-25	9 Minutes	4.2 Miles
Downtown Denver	16 Minutes	8.2 Miles
Denver International Airport	26 Minutes	23 Miles



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