

22,874 SF FOR SALE

5395 E 39TH AVENUE

DENVER, COLORADO 80207



OWNER FINANCING AVAILABLE!

NE PARK HILL LOCATION



FOR MORE INFORMATION

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**INDUSTRIAL / DISTRIBUTION / MANUFACTURING
INDUSTRIAL CONDO FOR SALE**

2000 SOUTH COLORADO BOULEVARD | TOWER II, SUITE 380 | DENVER, COLORADO 80222 | lee-associates.com/denver

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Property Overview

Total Building Size 34,660 SF

Lot Size 1.49 Acre

Unit 5395 Building Size: 22,874 SF

Available Yard Yard #2: 10,000 SF

Buildings 1

Total Units 2 (5395 & 5385)

Stories 1

Zoning 1-A

Renovated 2014

Heating RTU

Power 2400 Amps, 280V, 3-Phase (TBV)

Parking 40 Off street and on street

Sprinklers Fully sprinklered

Dock-High Doors 8

Drive-In Doors 1

Clear Height 13'

Price \$3,400,000

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Property Overview

Location & Access

- Easy access to I-70 and Colorado Blvd
- Close proximity to Denver International Airport (~20 minutes)
- Direct routes to downtown Denver (~15 minutes)

Zoning & Property Use

- Mix of industrial, commercial, and residential zones
- The Property is zoned I-A (Industrial) - common in this area

Commercial & Industrial Activity

- Growing interest in last-mile logistics and warehouse uses
- Attractive to small-to-midsize industrial tenants

Neighborhood Character

- Part of the broader Park Hill community, historically known for its diversity
- Active local organizations focused on revitalization and community engagement
- Blend of older homes, new developments, and industrial sites

Redevelopment Potential

- Increasing interest from investors and developers due to location and available space
- Nearby areas undergoing mixed-use redevelopment and infrastructure upgrades

Nearby Amenities

- Close to Central Park (formerly Stapleton) shopping and dining
- Parks and green spaces like Martin Luther King Jr. Park and City of Axum Park
- Near the East Rail Line (A Line) connecting to Union Station and DIA



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Location Overview

5395 E 39th Avenue is located in the Northeast Park Hill neighborhood of Denver, Colorado. This area is part of the larger Park Hill community, which is divided into South Park Hill, North Park Hill, and Northeast Park Hill.

Northeast Park Hill has a rich history and has undergone significant changes over the years, including efforts toward community development and revitalization. The neighborhood is characterized by its diversity and a strong sense of community among residents, and is known for its industrial and commercial zones, as well as its residential areas.

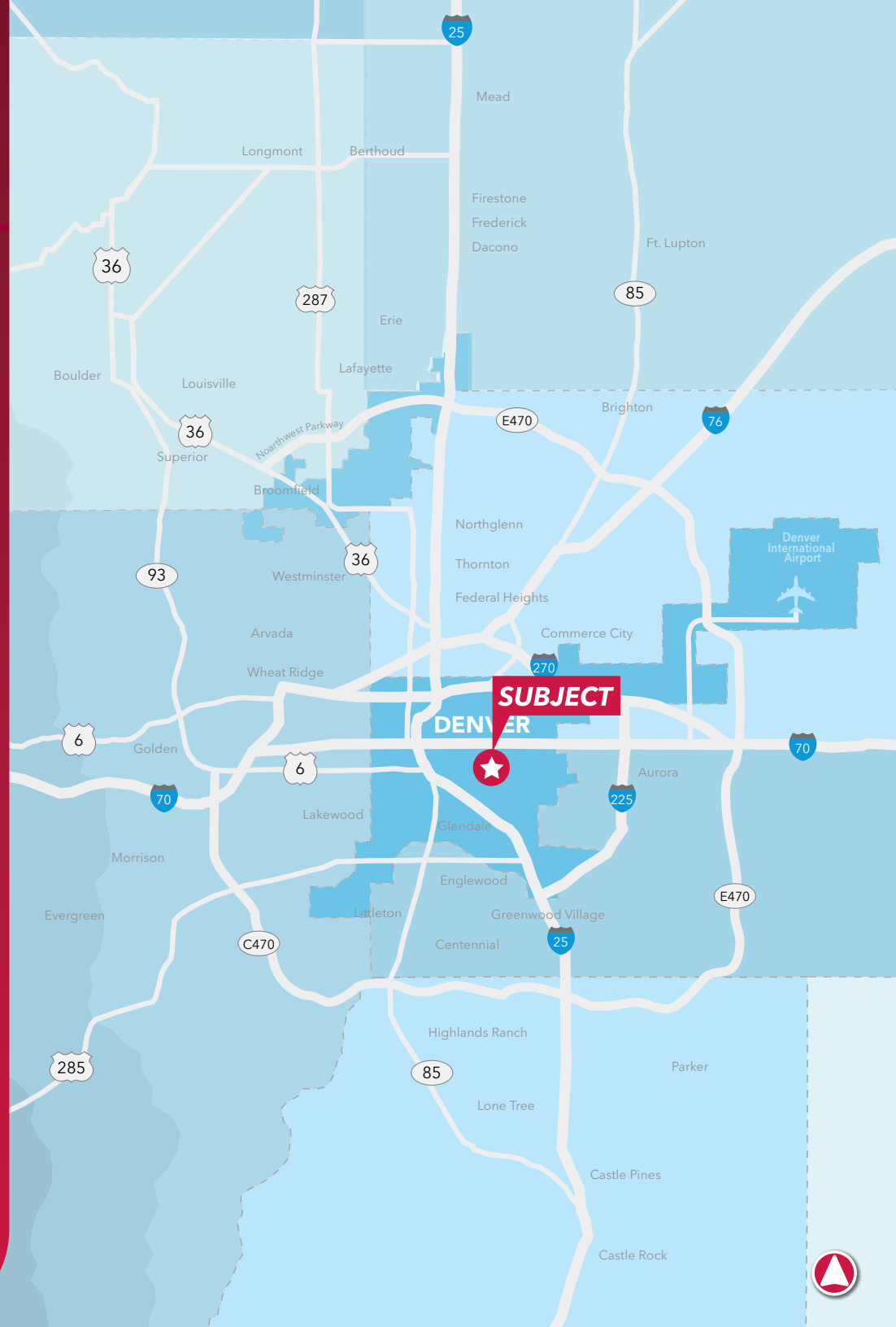
The property at 5395 E 39th Avenue is a 22,874 SF industrial building situated on a 64,831 SF lot, zoned for industrial use (I-A). It houses businesses such as Foam Fabricators and Super Farm LLC, reflecting the area's blend of industrial and commercial activity.

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Property Overview

Multiple Ways to Purchase & Utilize the Property

5395 East 39th Avenue is a former grow operation which has been completely and properly decommissioned.

The entire building has been opened up, cleaned, and is ready for a new operator.

5395 East 39th Avenue can be sold as a single unit of 22,874 SF, or as the entire property (5385 & 5395) which totals 34,660 SF.

Another option is to purchase the entire property and sell/lease the other! Talk to me about how to use SBA financing to purchase this with 0% down. Tons of power with over 2000 amps, many access points, and an envious amount of yard space.

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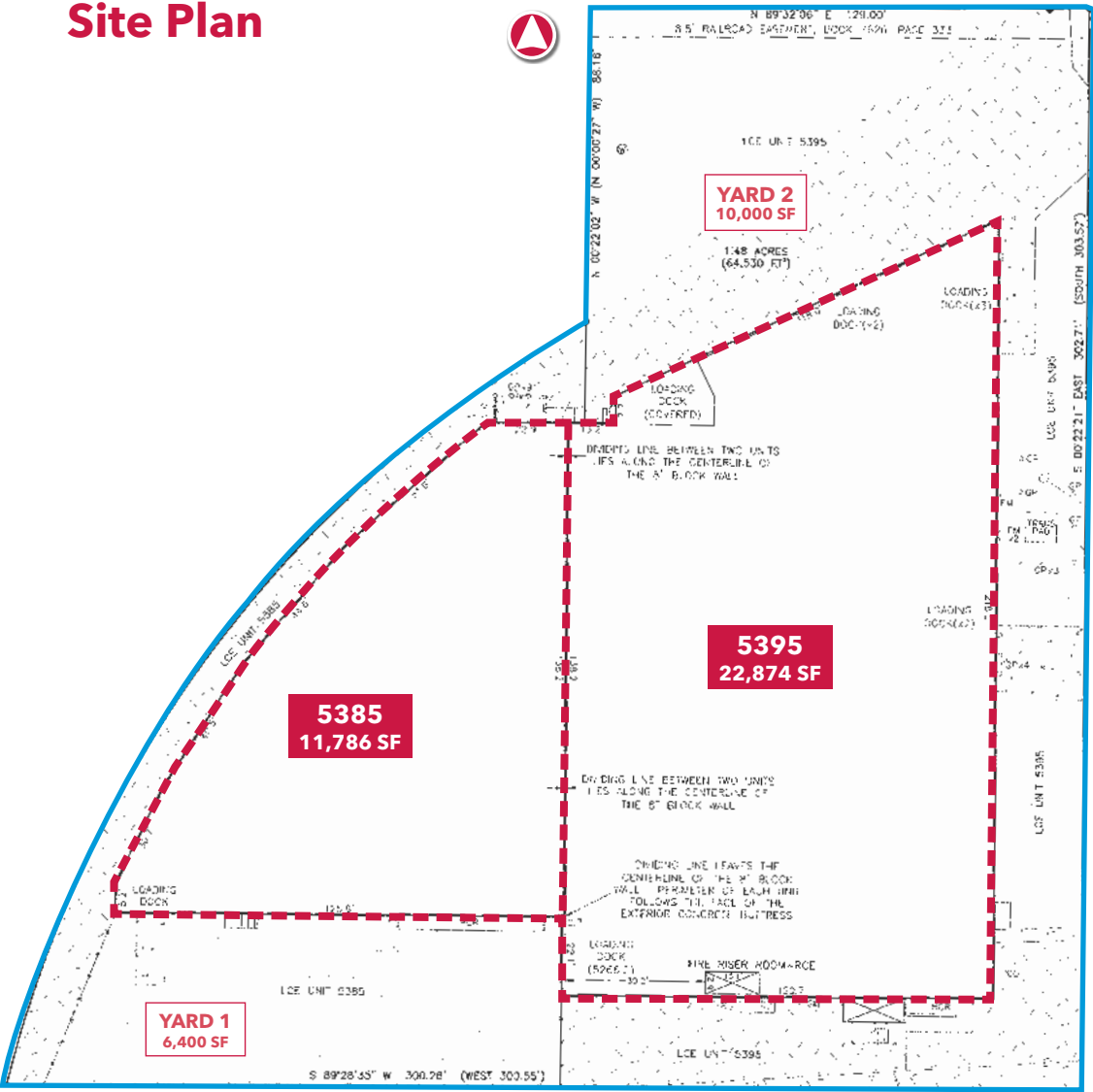


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Site Plan



GRAPE STREET

E 39TH AVENUE

Units may be purchased separately or together.



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Demographics

	1 Mile	3 Miles	5 Miles
Population	9,991	120,261	380,585
Daytime Population	9,135	74,310	325,787
Households	3,665	48,372	177,564
Average HH Income	\$84,927	\$120,617	\$112,451
Median HH Income	\$66,800	\$92,268	\$82,850



8,623

Population

Neighborhood 2024



2,995,000

Population

Metro Denver 2024



4.5%

Job Growth

Denver 2024-2025

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. All pricing information reflects estimated total occupancy costs based on currently available data and may vary depending on tenant usage, lease structure, and negotiated terms.

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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



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