

# 11400 E 51ST AVENUE

DENVER, COLORADO 80239

**FOR SALE OR LEASE**  
72,625 SF BUILDING  
INDUSTRIAL WAREHOUSE

**CURRENTLY DEMISED INTO 2 UNITS**



**CALL BROKERS FOR DETAILS**

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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## BUILDING ATTRIBUTES

<b>TOTAL SF</b>	72,625 SF
<b>OFFICE SF</b>	5,888 SF
<b>ACRES</b>	3.04 AC
<b>CONSTRUCTION</b>	Masonry
<b>ELECTRICAL</b>	To be verified by an electrician
<b>COLUMN SPACING</b>	39' x 24' (Typical)
<b>LOADING</b>	8 Exterior docks (8' x 10') 5 Levelers
<b>ZONING</b>	I-B, UO-2 (Denver)
<b>CLEAR HEIGHT</b>	±22'
<b>YEAR BUILT</b>	1974
<b>SPRINKLERS</b>	Yes, ordinary hazard
<b>RAIL</b>	Yes, 3 rail doors
<b>TAXES</b>	\$194,999 (2023)
<b>CITY/COUNTY</b>	Denver/Denver
<b>SALE PRICE/LEASE RATE</b>	Call Brokers for Details







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WAREHOUSE INTERIOR



BREAK/KITCHEN AREA



NORTH LOADING



EAST LOADING



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## LOCATION FEATURES

- Easy access to I-70 & I-225
- Denver Enterprise Zone
- Proximity to I-270 and I-76
- 15 Miles to Denver International Airport
- 12 Miles to downtown Denver
- Near major hotels, restaurants, and other services

CALL BROKERS FOR DETAILS

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