# **11400 E 51ST AVENUE**

**DENVER, COLORADO 80239** 

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



CALL BROKERS FOR DETAILS



**DENVER, COLORADO 80239** 

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

#### **BUILDING ATTRIBUTES**

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



**DENVER, COLORADO 80239** 

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

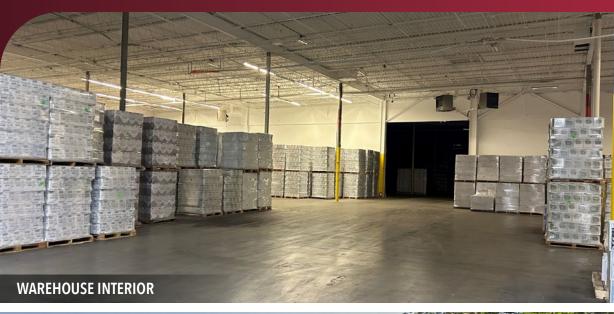
#### **FLOOR PLAN**



## **11400 E 51ST AVENUE**

DENVER, COLORADO 80239

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









### **11400 E 51ST AVENUE**

**DENVER, COLORADO 80239** 

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



#### CALL BROKERS FOR DETAILS

**KIRK VANINO** PRINCIPAL kvanino@lee-associates.com C 303.250.4760

MATT NORA PRINCIPAL mnora@lee-associates.com C 720.295.4353

**JACK D'AVANZO** ASSOCIATE jdavanzo@lee-associates.com C 203.253.5046



COMMERCIAL REAL ESTATE SERVICES