

3600

EAST 45TH AVENUE

SIGNIFICANT POWER

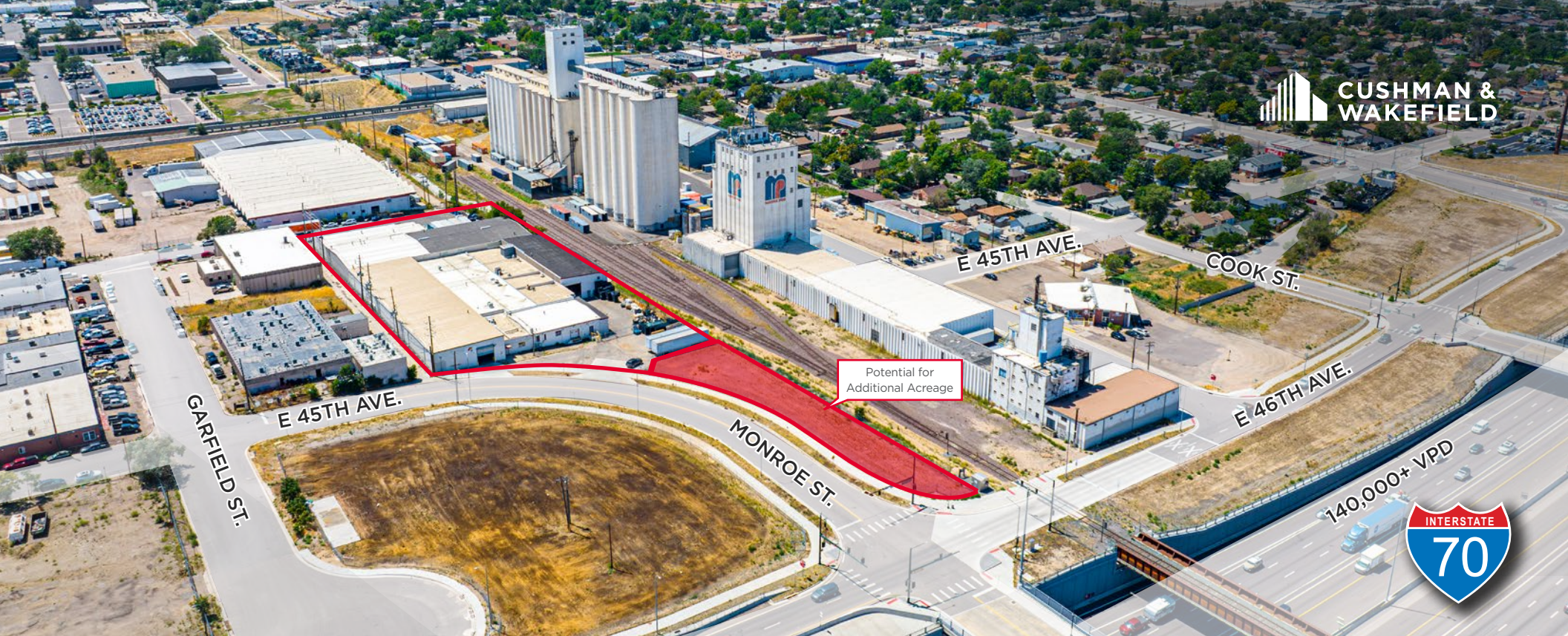
MANUFACTURING BUILDING
FOR SALE OR LEASE



3600 E 45TH AVENUE
DENVER, CO 80216



CUSHMAN &
WAKEFIELD



PROPERTY OVERVIEW

66,260 SF ON ± 2.3 ACRES

Property Highlights:

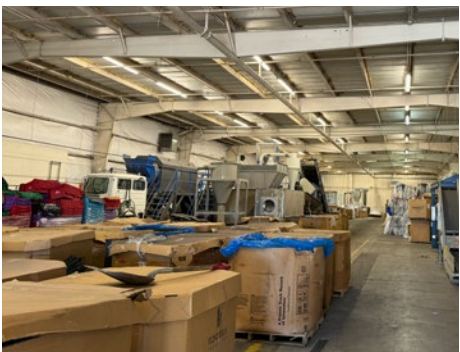
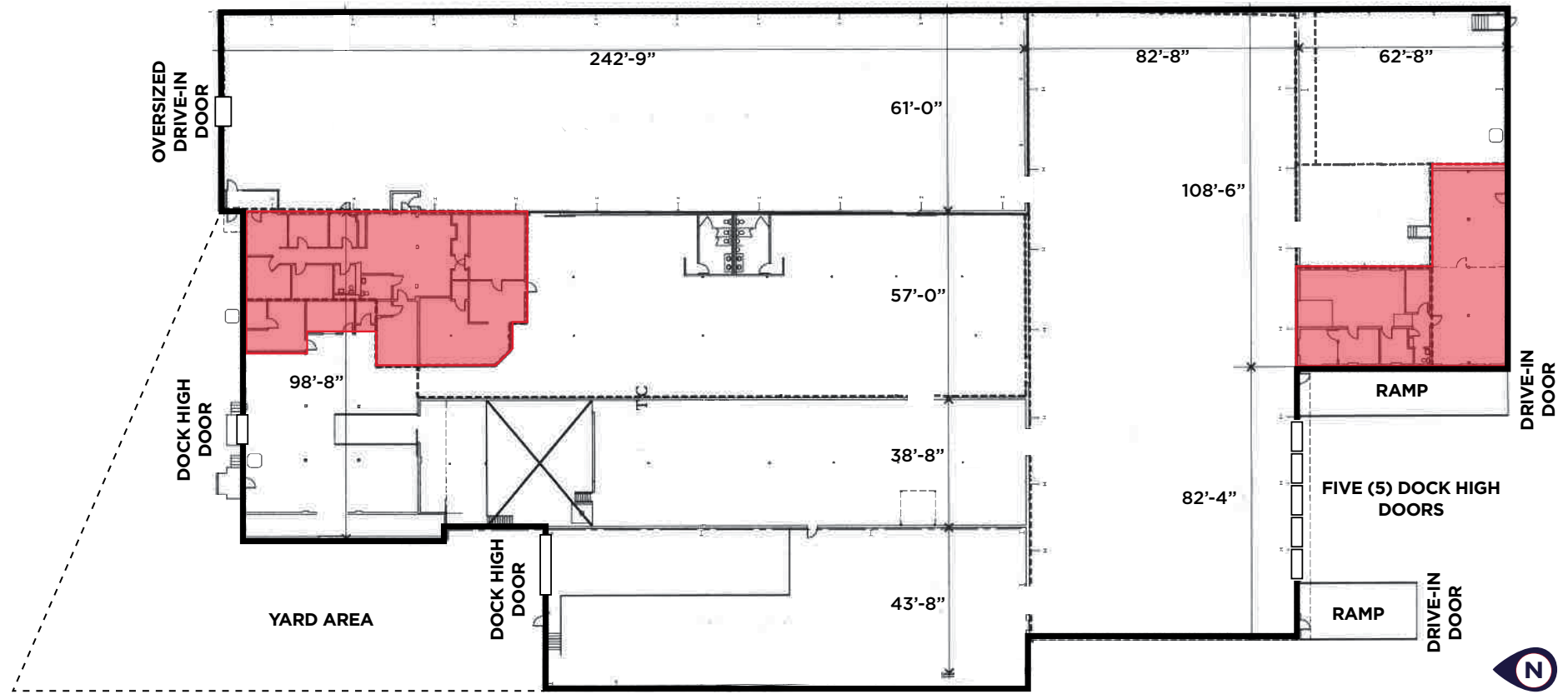
- Significant power
- Floor Drains Throughout
- Immediate Access to I-70, I-270, I-25
- Retail amenities nearby (McDonald's, Walgreens, 7-Eleven, etc.)
- Close to 40th & Colorado light rail station
- Located in an opportunity zone and next to future development



3600 E 45TH AVENUE DENVER, COLORADO 80216

Building Size	66,260 SF
Site Size	± 2.3 AC
Minimum Divisibility	20,000 SF
Office	$\pm 7,000$ SF in two (2) separate areas
Zoning	I-2
Loading	Seven (7) dock doors, three (3) drive ins
Clear Height	Varies
Parking	On site and street parking
Power	$\pm 4,200$ amps, 277/480 volt, 3 phase
Pricing	\$8,350,000 (\$126/SF)

FLOOR PLAN



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DRIVE TIMES & ACCESS

SOURCE: GOOGLE

DESTINATION	DRIVE TIMES	NO. MILES
I-70	3 Minutes	1 Miles
I-270	7 Minutes	2.5 Miles
DEN	18 Minutes	15 Miles
Downtown Denver	15 Minutes	5 Miles

RETAIL AMENITIES

Walgreens



BRIGHTON BLVD.

VASQUEZ BLVD.

N. COLORADO BLVD.

3600
E 45TH AVE.

DOWNTOWN DENVER



FOR MORE INFORMATION, PLEASE CONTACT:

DREW MCMANUS, SIOR
Executive Managing Director
+1 303 813 6427
drew.mcmanus@cushwake.com

BRYAN FRY
Senior Director
+1 303 312 4221
bryan.fry@cushwake.com

RYAN SEARLE
Senior Director
+1 303 813 6499
ryan.searle@cushwake.com

1401 Lawrence Street, Suite 1100 / Denver, Colorado 80202 / +1 303 292 3700
cushmanwakefield.com

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