5800 FEDERAL BLVD
DENVER, COLORADO 80221

36,130 SF WAREHOUSE WITH ±11.5 AC OUTSIDE STORAGE

FOR SALE OR LEASE



CUSHMAN & WAKEFIELD



PROPERTY OVERVIEW

±36,130 SF ON 12.2 ACRES

Lease Rate: Call Broker
Sale Price: Call Broker

Property Overview

Excellent Central Denver location at the convergence of four interstates—I-25, I-70, I-76 and I-270 with immediate access to I-76. The property is located in Unincorporated Adams County with low sales tax rates benefitting occupiers of industrial space. Located just 10 minutes from Downtown Denver, this outstanding infill location provides close proximity to an abundant workforce, public transportation, and a variety of nearby retail amenities. Property has great freeway visibility and billboard signage on Federal.

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Available SF	±36,130 SF
Office SF	±1,500 SF
Total Site Size	12.2 Acres
Clear Height	16'-18'
Loading	Eight (8) Drive-in Doors
Power	To be verified by an electrician
Zoning	I-1 (Adams County), I-2 (Adams County)
Yard	±11.5 Usable Acres
2026 Taxes	$198,376.48

SITE PLAN










36,000 VPD
Billboard Signage on Federal
RTD
Clear Creek Federal Station
FEDERAL BLVD.
INTERSTATE 76
83,000 VPD
Freeway Visibility
N

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DRIVE TIMES & ACCESS SOURCE: GOOGLE

DESTINATION	DRIVE TIMES	NO. MILES
I-76	2 Minutes	0.2 Miles
I-70	6 Minutes	2.5 Miles
I-25	6 Minutes	2.9 Miles
CBD	16 Minutes	5.5 Miles
DEN	27 Minutes	24.4 Miles



FOR MORE INFORMATION, PLEASE CONTACT:

DREW MCMANUS, SIOR
Vice Chairman
+1 303 813 6427
drew.mcmanus@cushwake.com

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

SHANNON MCBROOM
Associate
+1 303 209 3685
shannon.mcbroom@cushwake.com

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

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