

FOR SALE OR LEASE

1400 E 66TH
AVENUE

DENVER, CO 80229

LOCATION HIGHLIGHTS

Located just minutes from I-25, I-270, I-76 and I-70, this recently renovated industrial property boasts high image appeal and state-of-the-art facilities. With its strategic location, it provides easy access to nearby amenities, Downtown Denver, Denver International Airport, and lies in the heart of Metro Denver's expanding population base and skilled workforce.



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- » Recently remodeled building with significant improvements completed by owner in 2021
- » Infill location in Denver's top performing Central Submarket
- » Highly functional building with new ESFR sprinkler system, remodeled office/restrooms, fully conditioned warehouse and significant power

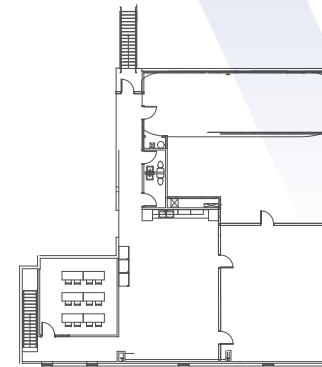
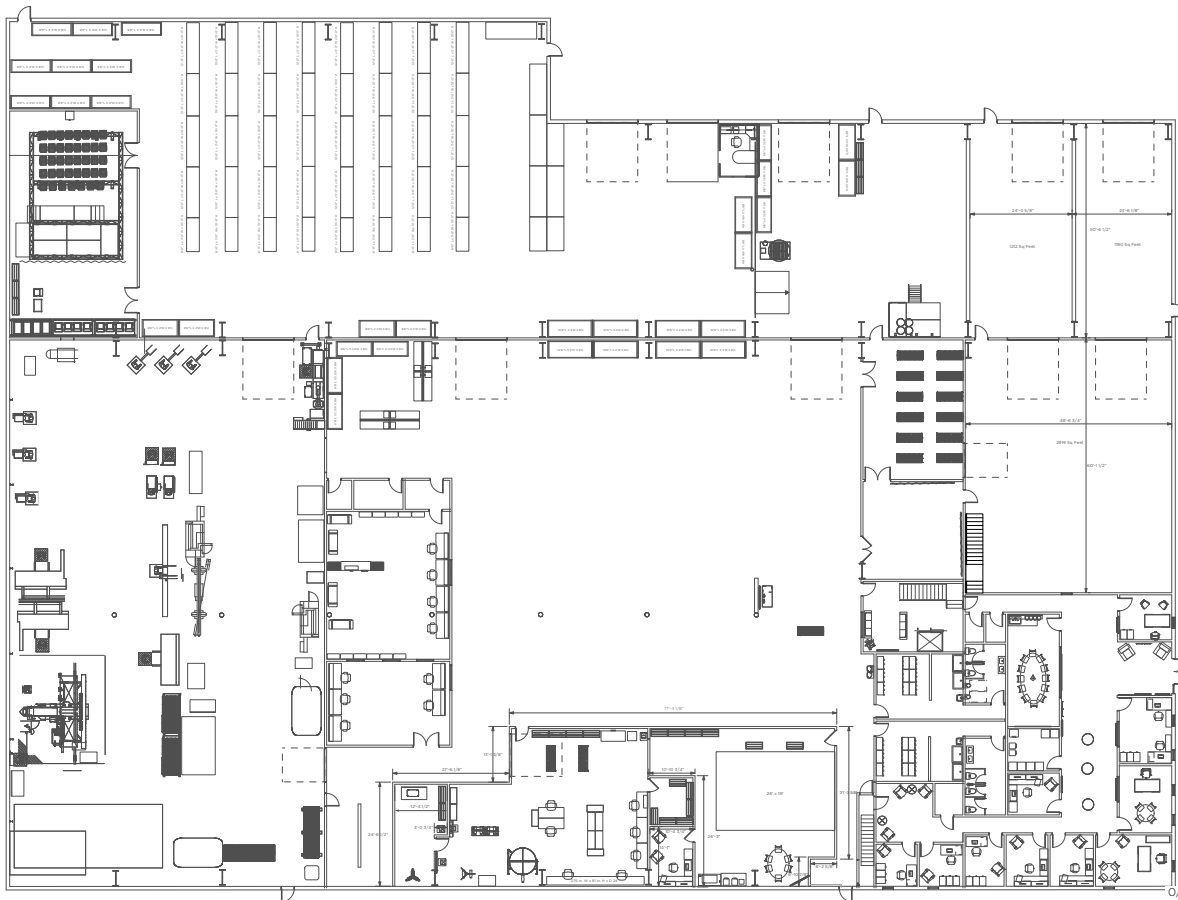


YEAR BUILT/RENOVATED	1986/2021
BUILDING SIZE	58,525 SF
TOTAL OFFICE	±6,500 SF (Two- Story)
SITE SIZE	3.15 Acres
ZONING	I-2 (Adams County)
LOADING	5 drive-in doors (3) 12' x 12', (2) 12' x 14' 3 dock positions
POWER	3,200a,120/280v,480v,3p
RAIL ACCESS	Potential For Rail
SPRINKLERS	ESFR
CLEAR HEIGHT	16' - 18'
LOCATION	Unincorporated Adams County

BUILDING HIGHLIGHTS

1400 E 66th Avenue is strategically located within Denver's dynamic Central Industrial Submarket. Noteworthy features of the property include I-2 zoning, a fully renovated two-story office space spanning 6,500 SF, concrete storage yard, robust power supply, and convenient dock-high and grade-level loading facilities. Boasting an ESFR fire sprinkler system and fully conditioned manufacturing area, the property offers optimal working conditions.

FLOOR PLAN



SECOND FLOOR OFFICE AREA

RECENT CAPITAL IMPROVEMENTS

- » New ESFR sprinkler system installed
- » All new HVAC rooftop units (12 total)
- » Security fencing and gates
- » Full office remodel (both levels)
- » Updated landscaping
- » New LED lighting throughout office and manufacturing/warehouse areas
- » New interior paint throughout throughout office and manufacturing/warehouse areas
- » New exterior building paint

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LOCATION



INTERSTATE ACCESS



DRIVE TIMES/MILES

- » **I-270** 3 Mins 1 Mile
- » **I-25** 5 Mins 1.5 Miles
- » **US-36** 6 Mins 2 Miles

- » **I-76** 7 Mins 3 Miles
- » **Downtown Denver** 10 Mins 5 Miles
- » **Denver International Airport** 20 Mins 16 Miles

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BROKERAGE CONTACTS

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