

380

NORTH QUIVAS STREET
DENVER, CO 80204

±31,988 SF INDUSTRIAL OFFICE/WAREHOUSE
IN THE HEART OF CENTRAL DENVER

FOR SALE OR LEASE



I-25 VISIBILITY WITH OVER
228,000 VEHICLES PER DAY



VPD: 151,000

380
N. QUIVAS STREET



VPD: 228,000

PROPERTY OVERVIEW

±31,988 SF ON 1.2 ACRES



PROPERTY DETAILS

380 N. Quivas Street is located in Denver's Baker neighborhood, situated just outside of Downtown. Being in the heart of Central Denver, this property is set in an established industrial area, surrounded by retail amenities. The building offers flexible divisibility options to accommodate a variety of user's needs. Users will also benefit from the I-25 highway visibility and tremendous access to the entire metro area from one location. This property is surrounded by the largest and most diverse labor pool in Colorado and is located in an Enterprise Zone.

PROPERTY FEATURES

- Outstanding central location with great access to I-25, 6th Avenue and Santa Fe Drive
- Highway visibility from I-25 (±228,000 VPD)
- Located in an Enterprise Zone
- Extremely low mill levy
- Off street parking
- Small yard area that can be used for additional parking or storage
- Electrical distribution throughout warehouse
- Floor drains in warehouse

380 N. QUIVAS STREET DENVER, COLORADO 80204

Available SF ±31,988 (divisible)

Total Site Size 0.95 Acres

Clear Height 14'

Loading 4 Dock High Doors

Sprinklers Wet System

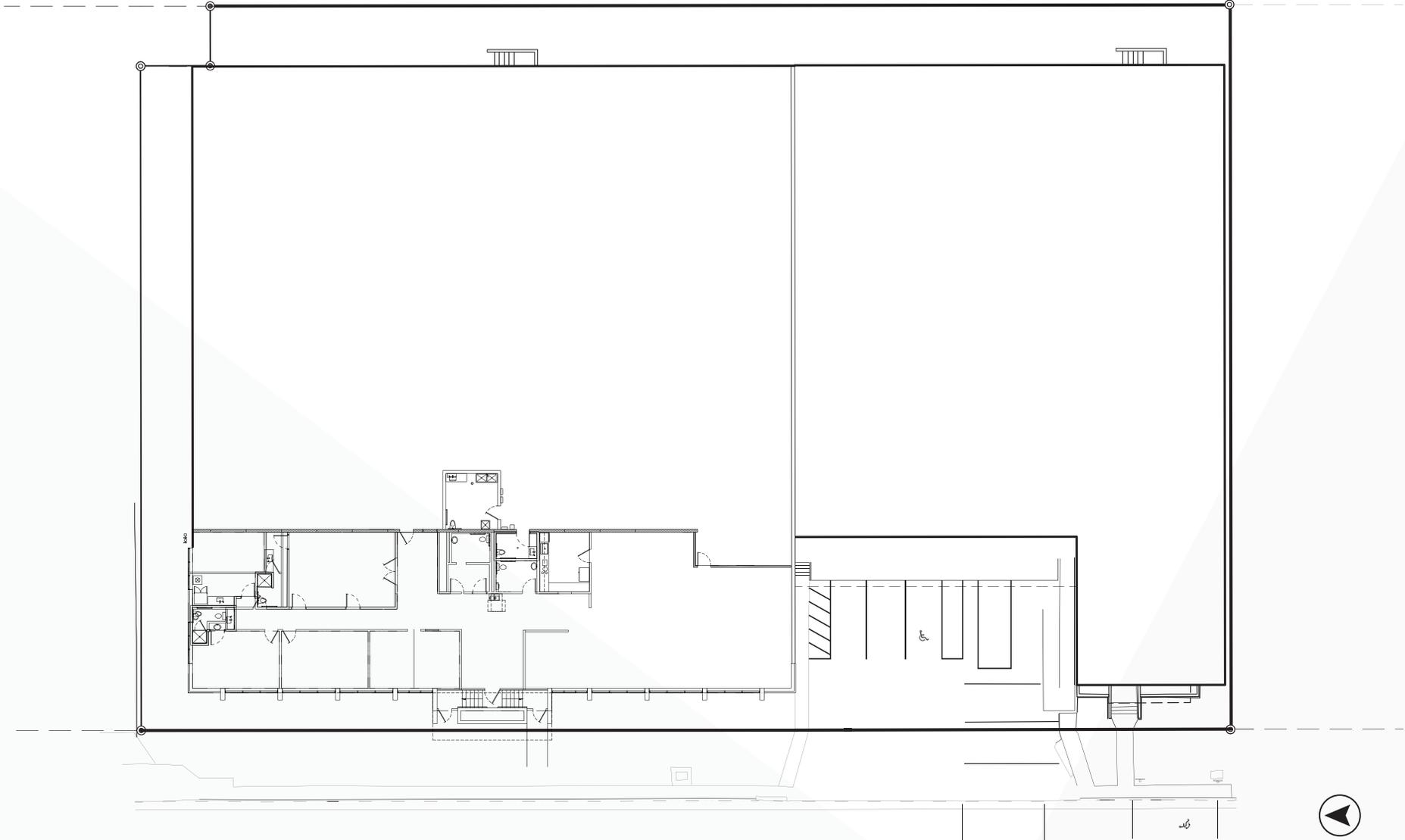
Zoning I-A, U02

Mill Levy 79.202

Taxes (2024) \$94,822 (\$2.96/SF)



FLOOR PLAN



380 N. QUIVAS STREET

DENVER, CO 80204



To 6th Avenue & I-25

From 6th Avenue & I-25

VPD: 151,000



Quivas St.

Osage St.

Downtown Denver

Small Yard Area

380
N. QUIVAS STREET

VPD: 228,000

W. 3rd Ave.



DRIVE TIMES & ACCESS

DESTINATION	DRIVE TIMES	MILES
6th Avenue	2 Minutes	0.3 Miles
I-25	3 Minutes	0.5 Miles
Downtown	8 Minutes	2 Miles
US-85	7 Minutes	2.5 Miles
I-70	8 Minutes	5 Miles
I-76	17 Minutes	8 Miles
I-225	17 Minutes	13.5 Miles
DEN (Airport)	30 Minutes	26 Miles

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