

# 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



CUSHMAN &  
WAKEFIELD



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.

### 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)

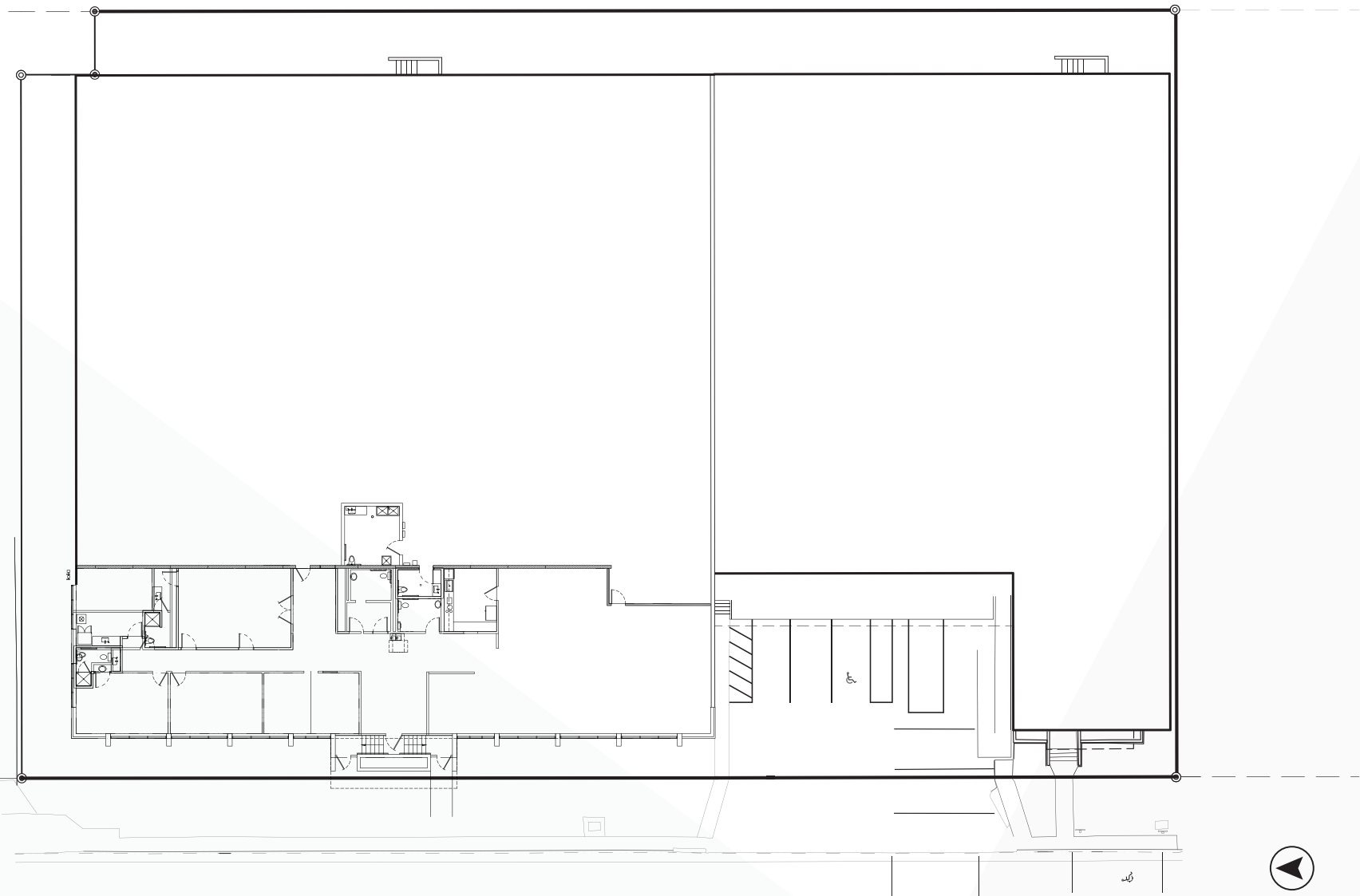
## PROPERTY FEATURES

- 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





# FLOOR PLAN





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DENVER, CO 80204



## 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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