

FOR LEASE OR SALE

1400 E. 66TH AVENUE

DENVER, CO 80229

UNDER NEW OWNERSHIP
10,000-58,525 SF AVAILABLE



PROPERTY FEATURES

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.



- Under new Ownership!
- 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 fire suppression system, remodeled office/restrooms, fully conditioned warehouse and significant power



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 office space, concrete storage yard, robust power supply, and convenient dock-high and grade-level loading facilities. Boasting a fully conditioned production area, the property offers optimal working conditions.



YEAR BUILT/RENOVATED

1986/2021

BUILDING SIZE

10,000-58,525 SF

OFFICE SPACE

±6,500 SF

SITE SIZE

3.15 ACRES

ZONING

I-2 (ADAMS COUNTY)

LOADING

25 DRIVE-IN DOORS
(3) 12' X 12', (2) 12' X 14'
3 DOCK POSITIONS

POWER

2,000A, 120/280V, 480V, 3P

RAIL ACCESS

POTENTIAL FOR RAIL

SPRINKLERS

WET SYSTEM

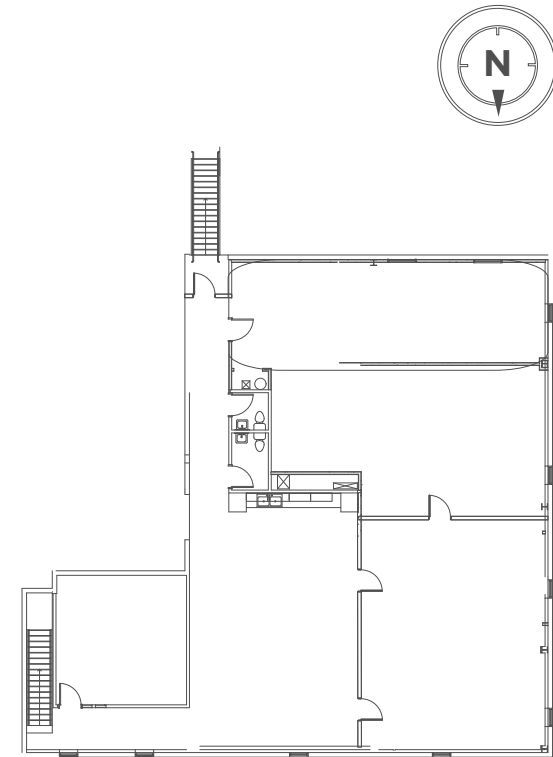
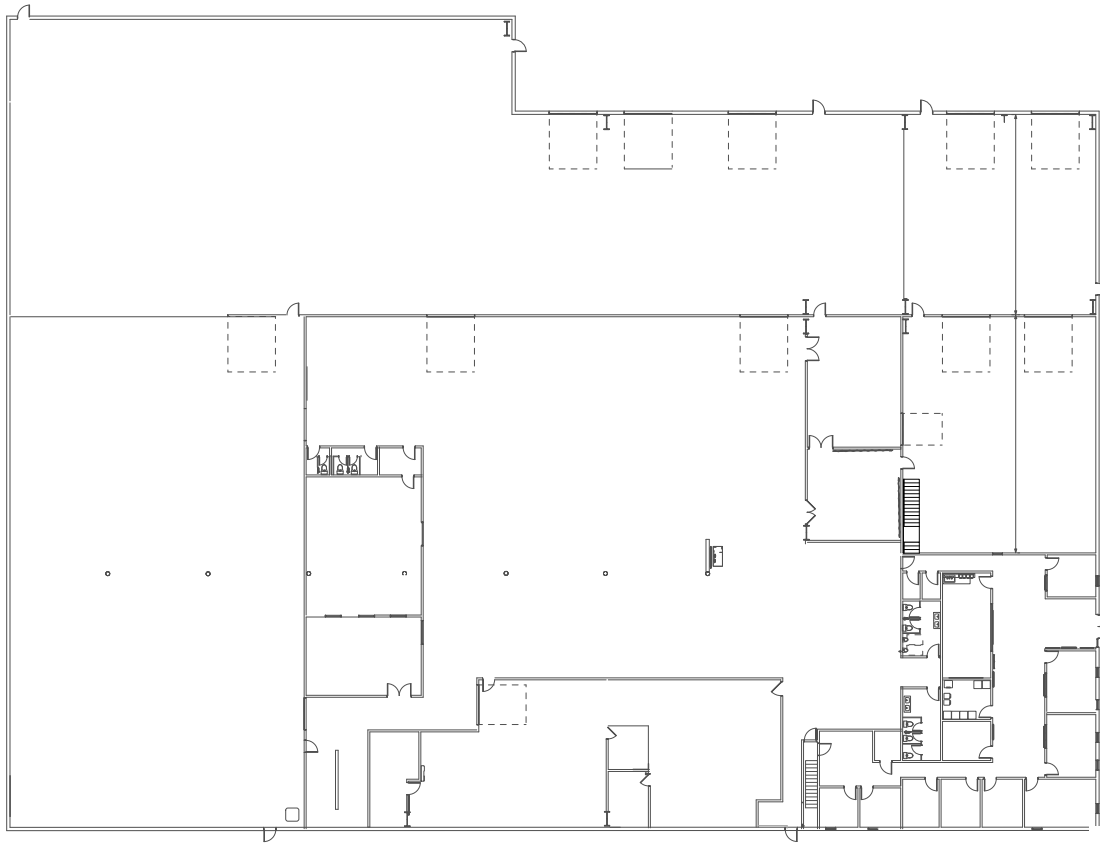
CLEAR HEIGHT

14'-18'

LOCATION

UNINCORPORATED
ADAMS COUNTY

FLOOR PLAN



SECOND FLOOR OFFICE AREA

RECENT CAPITAL IMPROVEMENTS

- HVAC rooftop units (12 total)
- Security fencing and gates
- Recent office remodel
- New LED lighting throughout office and manufacturing/warehouse areas
- New interior paint throughout throughout office and manufacturing/warehouse areas
- New exterior building paint

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



BROKERAGE CONTACTS

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

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

1401 Lawrence Street, Suite 1100

Denver, Colorado 80202
Phone: +1 303 292 3700
Fax: +1 303 534 8270

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. PD-245635-V4