

3600

E. 44TH AVE.



FOR LEASE OR SALE

HEAVY POWER
2,200 A/480V/3P

±78,100 SF ON 3.05 ACRES



Solar array on building offering a monthly average of 16kWh of electricity. Estimated annual savings of \$43,000*

3600 E. 44th Avenue is a ±78,100-square-foot industrial facility located on 3.05 acres in Denver's Central I-70 submarket. The property offers excellent access to I-70 and is situated within an Opportunity Zone and access to a large surrounding labor force.

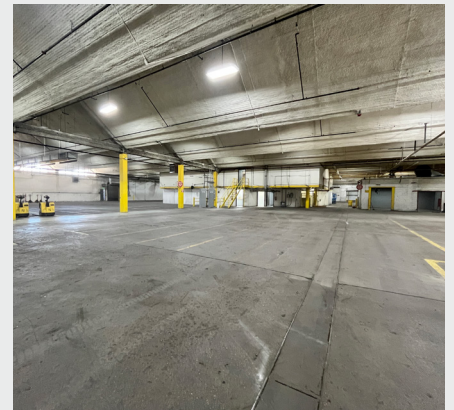
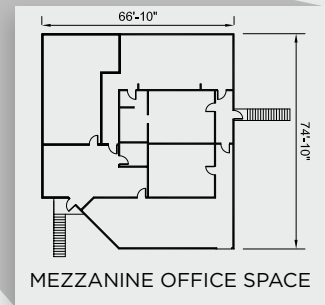
Property Highlights:

- Immediate access to I-70 via Steele St. or Colorado Blvd.
- Located within a designated Opportunity Zone
- New roof
- Paint Booth and Hazmat room
- Outdoor storage area

*based on current electricity rate \$0.21/kWh



Building Size	±78,100 SF
Office Space	±9,500 SF
Site Size	±3.05 AC
Zoning	I-1 (Denver)
Clear Height	15.5' - 25.5'
Loading	Four (4) Dock High Doors Nine (9) Drive-in Doors
Sprinklers	Yes
Cranes	Two (2) Five-ton Cranes
Power	±2,200 Amps A/277/480v/3P
2026 Taxes	\$2.48/SF
Lease Rate	Contact Broker
Sale Price	Contact Broker



3600 E. 44TH AVE.

DENVER, CO 80216



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

Ryan H. Searle, SIOR
Senior Director

+1 720 260 5859

ryan.searle@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

F +1 303 534 8270

cushmanwakefield.com

©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-219238-V11