

3600

E. 44TH AVE.



FOR LEASE OR SALE

HEAVY POWER



±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:

- 78,100 SF manufacturing building on 3.05 acres
- Immediate access to I-70 via Steele St. or Colorado Blvd.
- Located within a designated Opportunity Zone
- New roof
- Paint Booth and Hazmat room

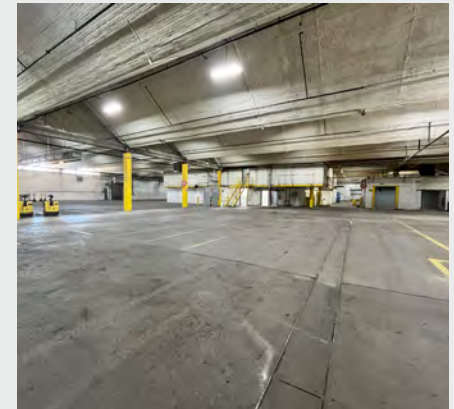
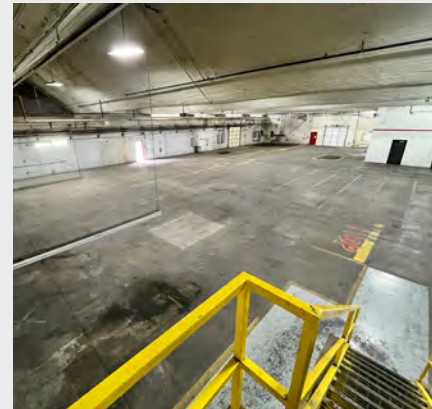
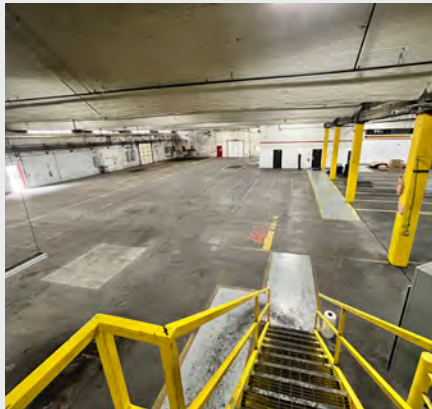
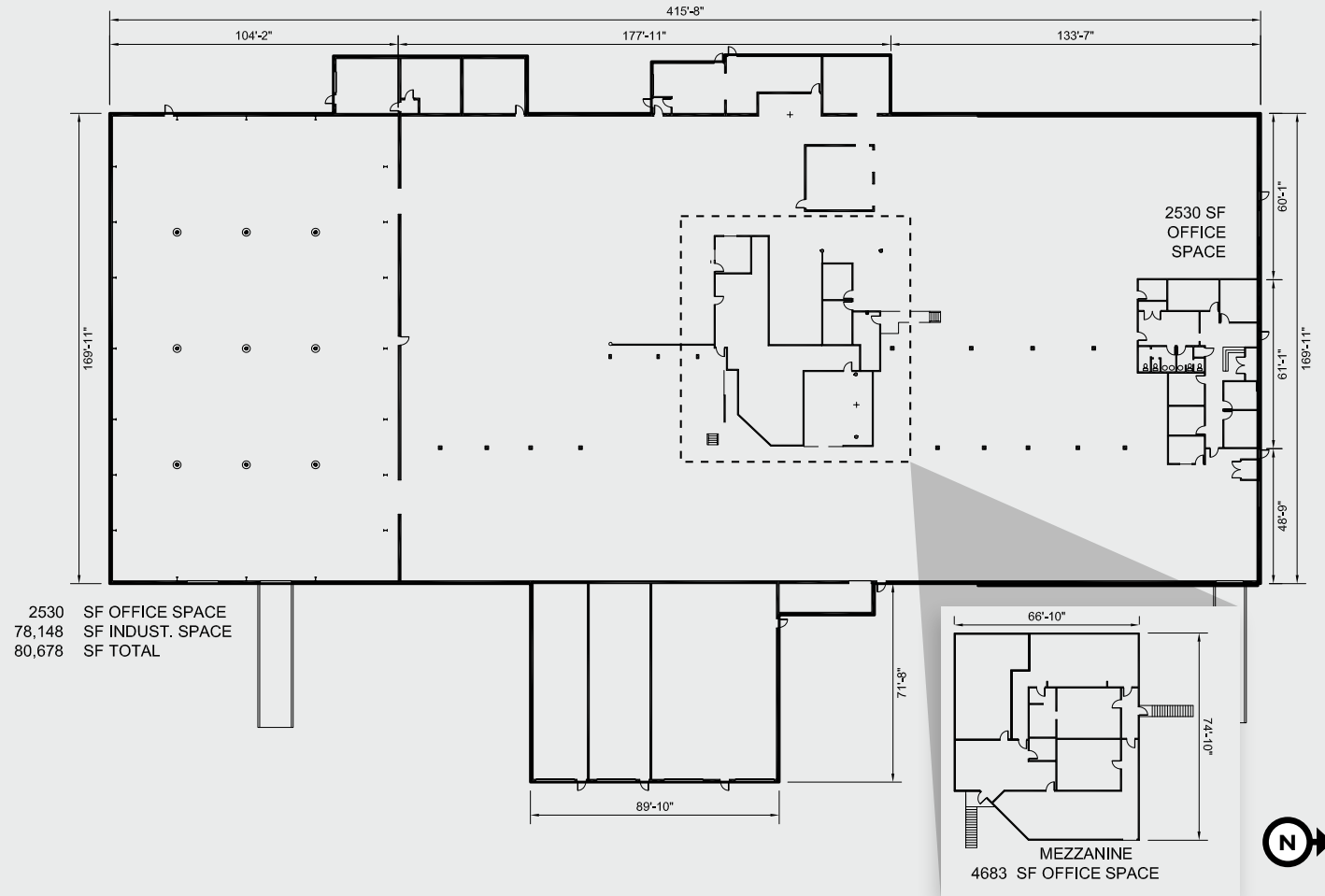


*based on current electricity rate \$0.21/kWh



Building Size	±78,100 SF
Office Space	±5,000 SF
Site Size	±3.05 AC
Zoning	I-1 (Denver)
Clear Height	15.5' - 25.5'
Loading	4 Dock High Doors 7 Drive-in Doors
Sprinklers	Yes
Cranes	One (1) Five ton crane
Power	±2,200 Amps A/277/480v/3P
Taxes	\$2.48/SF
Lease Rate	Contact Broker
Sale Price	Contact Broker

FLOOR PLAN



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DENVER, CO 80216



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