

5595 JOLIET STREET



FREESTANDING CENTRAL I-70 INDUSTRIAL FACILITY

FOR LEASE OR SALE



±21,232 SF | 1.51 AC PAVED SITE | 1 DOCK | 4 DRIVE-INS | 20' CLEAR

Cushman & Wakefield is pleased to present 5595 Joliet Street, a rare stand-alone industrial facility located along Denver's highly desirable Central I-70 corridor. The property features a highly functional 21,232 SF building on a 1.51-acre site. Available for lease or sale, 5595 Joliet is ideally suited for occupiers seeking functionality, visibility and excellent access.

Highlights

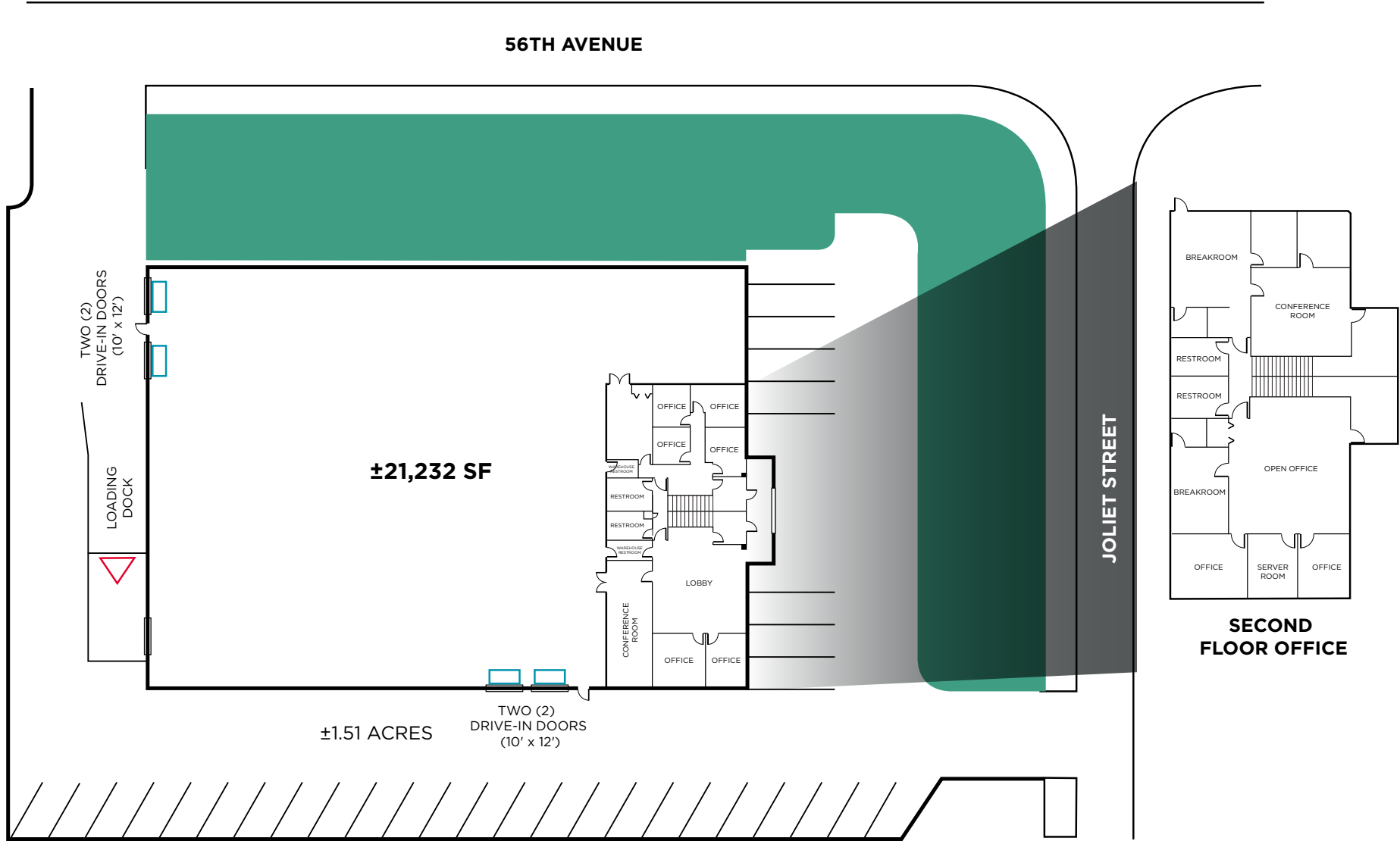
- Rare Single-Tenant Industrial Opportunity
- 1.51-Acre Fully Paved, Fenced & Gated Site
- Excellent Central I-70 Location
- Immediate Access to I-70 & Regional Highway Network
- Heavy Industrial Zoning/Functionality
- Two-Story Office Component
- Significant parking and outside storage
- Located directly adjacent to Xcel Energy Substation



Building Size	21,232 SF
Available	21,232 SF (Ability to demise to $\pm 10,600$)
Site Size	± 1.51 AC
Office Suite	$\pm 6,700$ SF (Two floors)
Clear Height	20'
Loading	One (1) Dock-High Door (dock well) Four (4) Drive-in Doors (10'x12')
Parking	33 spaces
Power	400 amps 120/208V/3-phase (ability to upgrade)
Zoning	I-B (Denver)
OPEX	\$4.61/SF
Availability Date	January 1, 2027
Lease Rate	Contact Broker
Sale Price	Contact Broker

LEGEND

- DOCK-HIGH DOOR 
- DRIVE-IN DOOR (10' X 12') 



5595 JOLIET STREET

DENVER, CO 80239

Destination	Distance	Drive Time
I-70	2.3 MILES	5 MINUTES
I-270	3.7 MILES	7 MINUTES
DEN Airport	8 MILES	13 MINUTES
I-76	7.6 MILES	17 MINUTES
I-25	11 MILES	17 MINUTES
Downtown Denver	10.7 MILES	16 MINUTES

ROCKY MOUNTAIN ARSENAL
NATIONAL WILDLIFE REFUGE

5595 JOLIET STREET

E 56TH AVENUE

E 56TH AVENUE

HAVANA STREET

JOLIET STREET

OSWEGO STREET

E 55TH AVENUE

E 54TH AVENUE

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