

6800 | **E. 96TH AVE**
HENDERSON, CO 80640

\$4,000/AC/mo | **INDUSTRIAL**
LEASE RATE | **LAND**



UP TO ±8.5 ACRES
W/ HEAVY POWER

DOWNTOWN
DENVER

76

DENVER INFILL
SPECIALISTS



UNIQUE
PROPERTIES

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Address: E 96th Avenue
Henderson, CO 80640

Lease Rate: \$4,000/Acre/Month

Lot A Size: ±4 Acres

Lot B Size: 4.5 Acres

Lease Type: NNN

Zoning: I-2

PROPERTY OVERVIEW

A total of 7.5 Acres of industrial land available for lease in Henderson. Great opportunity for short or long term lease. The property is located just off of I-76 with direct access via E. 96th Avenue and I-76 Frontage Road. It is only a short drive to both Downtown Denver and Denver International Airport. The site benefits immensely from its accessibility and also its visibility with over 14,000 VPD on 96th Avenue and 50,000 VPD on I-76

PROPERTY HIGHLIGHTS

- Industrial zoning allows for outside storage
- Heavy power and area lighting is provided for the site
- Well graded
- Entire Nineteen (19) Acre parcel is fully fenced with recycled asphalt base
- Lot immediately accessible from I-76 and the I 76 Frontage Road (Brighton Road)



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SITE LAYOUT



SITE AERIAL



REGIONAL MAP

