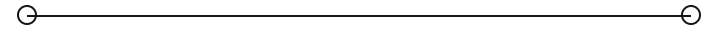


FOR SALE OR LEASE

5757 E 42nd Avenue

Denver, CO 80216



PRESENTED BY:

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FREESTANDING BUILDING FOR SALE OR LEASE: 5757 E 42ND AVE, DENVER



OFFERING SUMMARY

SALE PRICE:	Contact Broker
LEASE RATE:	Contact Broker
BUILDING SIZE:	29,255 SF
LOT SIZE:	1.2 Acres
LOADING:	5 docks, 2 half docks, 1 drive-in
POWER:	400A, 480V, 3 Phase
CLEAR HEIGHT:	18'
ZONING:	I-B

PROPERTY OVERVIEW

SVN | Denver Commercial as exclusive advisor is thrilled to present the opportunity to purchase 5757 E 42nd Ave, Denver CO. This nearly 30,000SF warehouse property is very well located area with quick, central access to all of Metro Denver. The property is on a generous, 1.2 acre lot and has a fenced yard in the rear of the building. It benefits from an 18' clear height, both drive-in and dock-high loading, 3 phase power, and strong corporate identity with a freestanding building. Given its durable construction and limited maintenance requirements, the building would work well for a variety of manufacturing or distribution users. Please reach out to the brokers for more information.

PROPERTY HIGHLIGHTS

- Freestanding, single tenant warehouse building available
- Fantastic, central Denver location with incredible highway access
- Fenced yard with dock-high and drive-in loading

COMPLETE PROPERTY DESCRIPTION



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LOCATION DESCRIPTION

With a central Denver location, this property offers prime access to major transportation routes, including Interstates 70 and 25, providing seamless connectivity to the entire Denver metro area. This thriving area is home to a robust industrial and distribution market, drawing businesses seeking centralized access to suppliers, customers, and labor pools. Denver's strategic position as a regional transportation and logistics hub makes it an ideal location for industrial and warehouse operations. Nearby amenities include the popular Stanley Marketplace, offering an array of dining, shopping, and entertainment options.

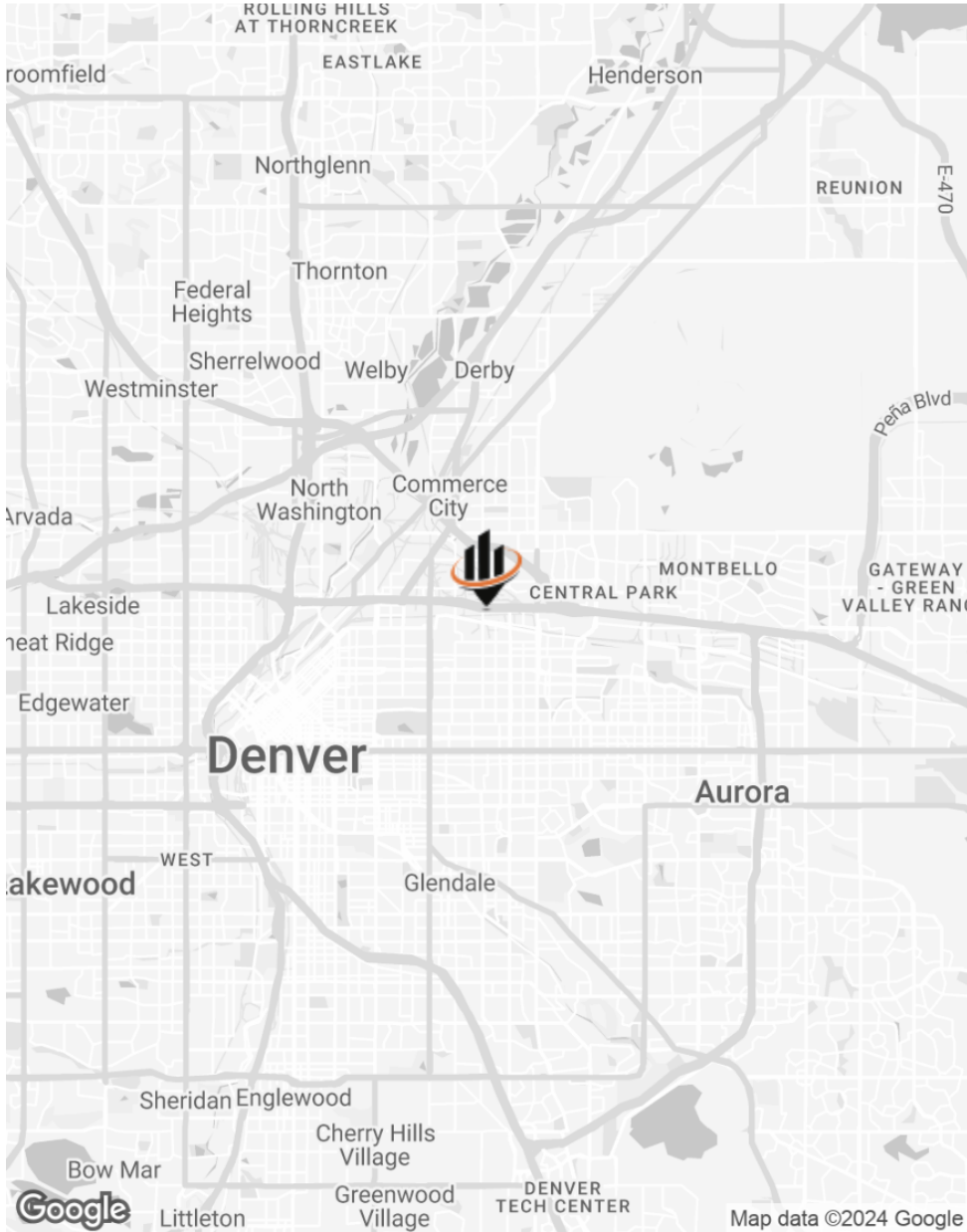
SITE DESCRIPTION

This site features abundant street parking as well as on site parking. There is also a fenced and gated parking/loading in the rear of the property where there is currently a showroom and will call office. Drive in and dock high loading doors offer flexibility for future users including three 12'x14' internal loading docks, a side loading 10x10 flatbed dock, an 8x8 dock in the rear of the building, two 10x10 internal half docks, and one 10x10 drive-in, for a total of five dock height doors, two half dock height doors, and one drive in. The office space has several private offices as well as a kitchen and break room. Loading in the front of the building faces South and features multiple indoor docks that can easily accommodate full size trailers. Additionally, the entire building has a wet fire suppression system.

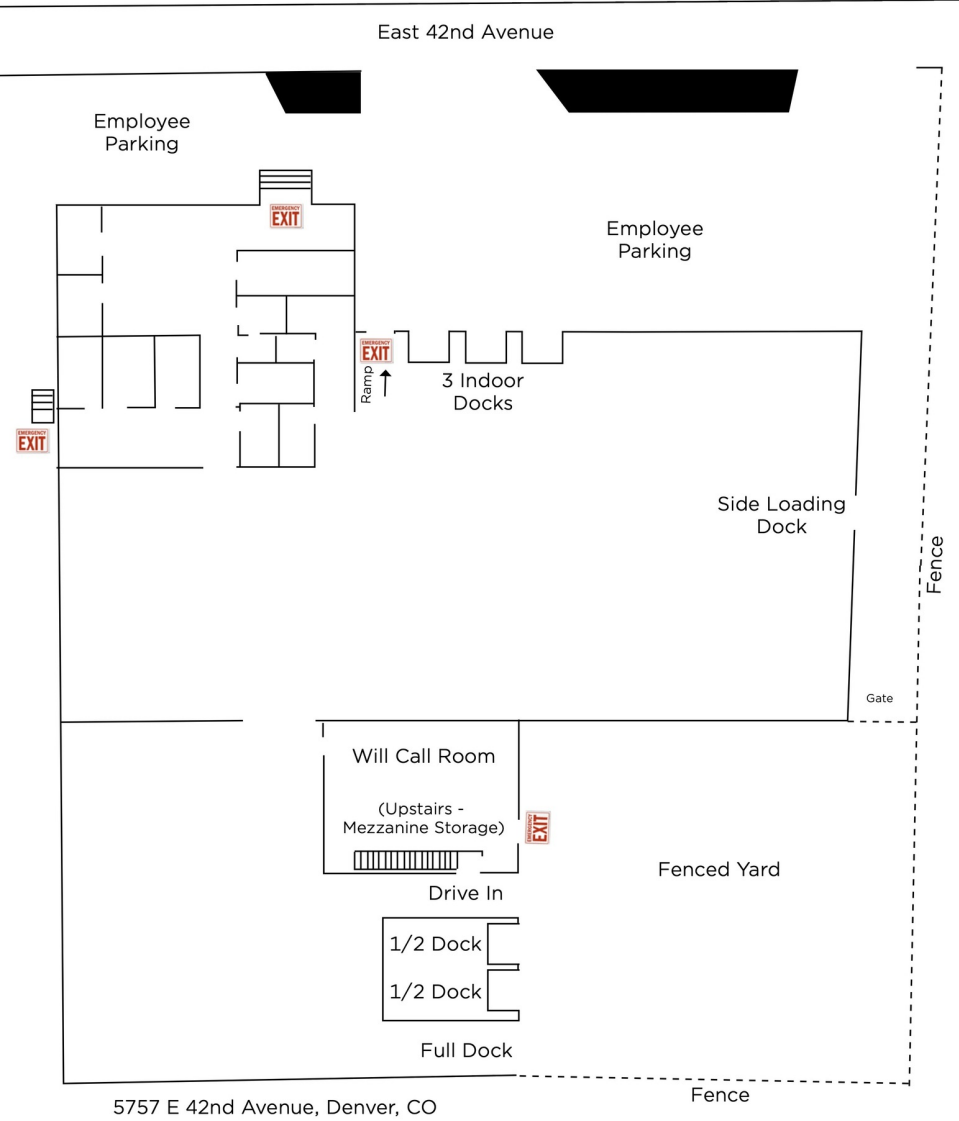
ADDITIONAL PHOTOS



AREA MAP



SITE PLAN



DEMOGRAPHICS MAP & REPORT

POPULATION 0.5 MILES 1 MILE 1.5 MILES

TOTAL POPULATION	1,356	7,824	21,551
AVERAGE AGE	32.1	36.0	35.3
AVERAGE AGE (MALE)	27.9	30.2	31.7
AVERAGE AGE (FEMALE)	34.6	41.8	37.9

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

TOTAL HOUSEHOLDS	397	2,467	7,286
# OF PERSONS PER HH	3.4	3.2	3.0
AVERAGE HH INCOME	\$86,024	\$77,929	\$95,057
AVERAGE HOUSE VALUE	\$377,080	\$322,899	\$392,257

2020 American Community Survey (ACS)

