

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

SPECIALTY WAREHOUSE/GREENHOUSE FOR SALE OR LEASE

5290 E. 43rd Ave., Denver, CO 80216



www.FullerRE.com



SALE INFORMATION

Bldg. Size:	36,188± SF
Lot Size:	56,866± SF
YOC:	2019
Zoning:	I-B (Heavy Industrial) Denver
Taxes:	\$145,079 (2023 payable in 2024)
Loading:	2 Drive-In Doors
Sprinklers:	Yes
Power:	TBV - 2000 Amps, 277/480v, 3-Phase
Parking:	16 Spaces

\$4,250,000 / (\$117/SF)

Seller Financing Available

LEASE INFORMATION

Lease Rate:	\$14.00/SF NNN
Est. NNN's	\$5.00/SF

PROPERTY NARRATIVE

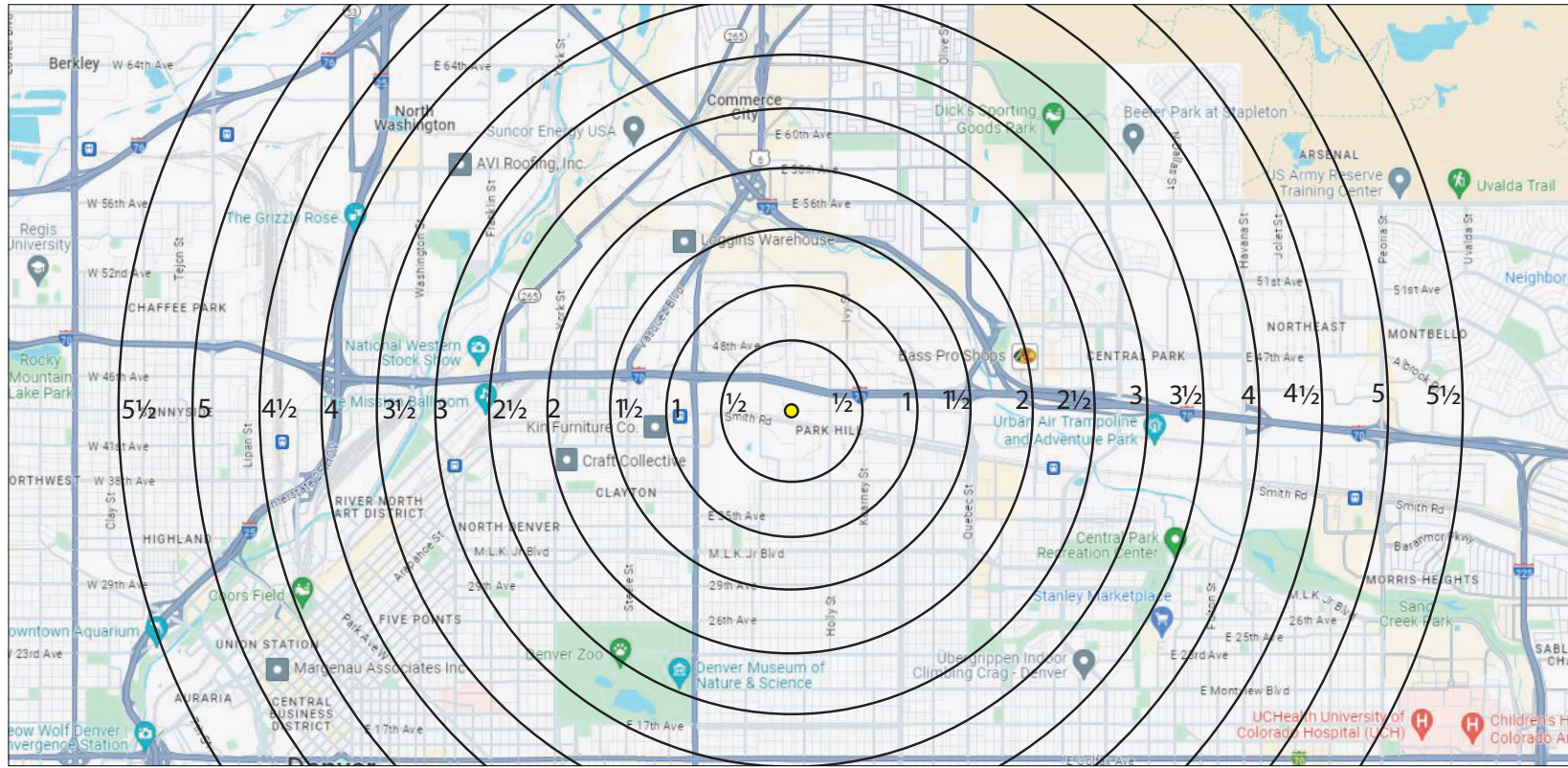
This modern and newer-built specialty warehouse had been recently operated as a cannabis greenhouse. Numerous industrial uses with heavy power, drive-in doors and easy proximity to I-70 via Colorado Blvd. Premium features include an automated Argus Controls System, three-layer fire sprinkler system, heavy power, sufficient heating, ventilation, air conditioning, an elevator and recycled wastewater system. Inquire with brokers for current cultivation license information.

Fuller Real Estate
(303) 534-4822

Brokerage
Disclosure

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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	7,081	106,789	378,733
Households	2,511	41,893	170,269
Median HH Income	\$42,435	\$90,490	\$76,011
Median Age	33.70	36.00	36.40
Traffic	139,452 vpd - I-70 at Holly St.		

