

I-70 & Peoria Industrial Building For Sale

4765 Oakland St., Denver, CO 80239



www.FullerRE.com



Click to view
DRONE VIDEO

For Sale: \$2,795,000 (\$154.93/SF)

PROPERTY INFORMATION

Building SF:	18,040± SF (per Assessor records)
Lot Size:	0.94± Acres
YOC:	1973
Zoning:	I-A, UO-2
Taxes:	\$54,764.24 (2024 payable in 2025)
Loading:	1 Dock
Ceilings:	16'
Power:	2,000 amps/480-277 volt/3 phase (TBV by electrician)
Parking:	14 Spaces (side of building)

PROPERTY NARRATIVE

Located less than a mile northwest of the I-70 & Peoria St exit in the Central East I-70/Montbello industrial market, this well-built industrial building is for sale. The building offers heavy power, significant HVAC capacity and is zoned light industrial district in the City and County of Denver. Great owner user property with the potential to multi-tenant unused square footage. The property has been owner occupied since 2016 and can be delivered vacant at closing.



Click for Denver Zoning
Permitted Uses Table

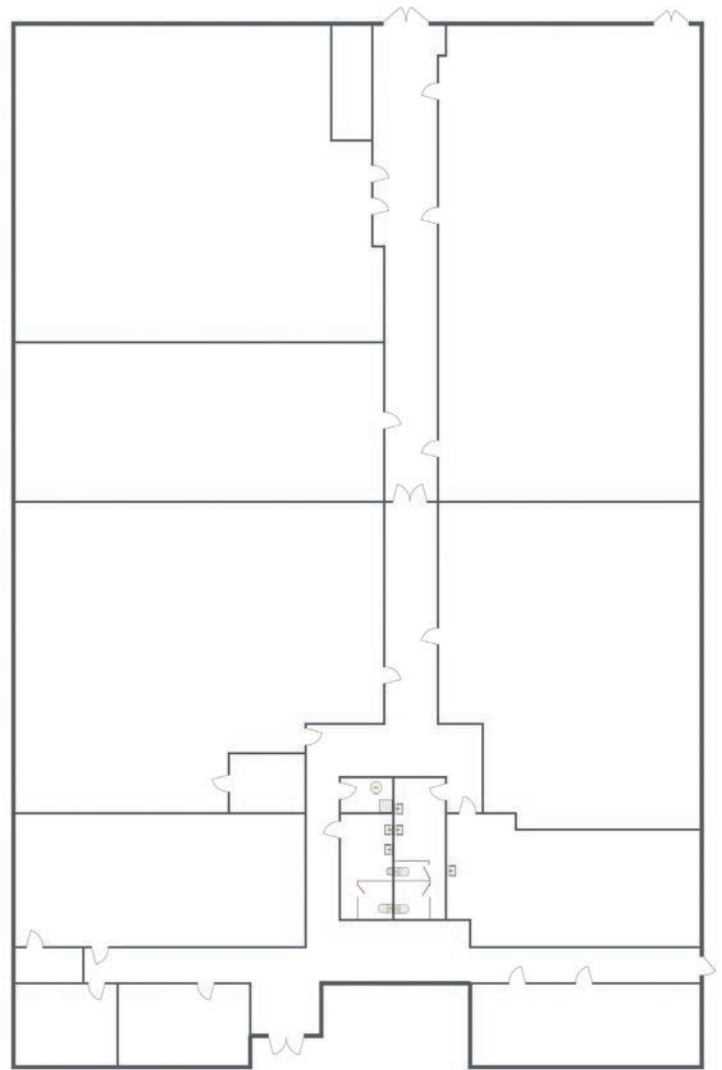
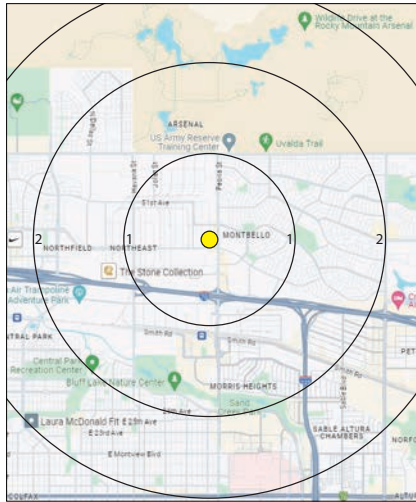


Fuller Real Estate
(303) 534-4822
www.FullerRE.com

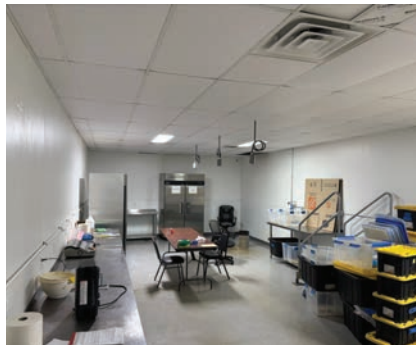
**Brokerage Disclosure
to Tenant**

Brian Baker
(720) 287-5416 direct
(720) 280-4733 mobile
BBaker@FullerRE.com

Esperanza Wardroup
720.306.6021 direct
303.419.5686 mobile
EWardroup@FullerRE.com



Floorplan provided as visual reference and may not completely be accurate.



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.		