



BENCHMARK
COMMERCIAL REAL ESTATE



888 Federal Blvd.
Denver, CO 80204

FOR SALE
\$6,100,000

DISCLAIMER

888 Federal Blvd. (the “Property”) is being offered for sale in an “as-is, where-is” condition and Seller and Benchmark Commercial, LLC (“Agent”) make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller.

The enclosed materials were prepared in September 2021 and are being provided solely to facilitate the prospective purchaser’s understanding of the Property. The Offering Memorandum does not constitute a representation that there have been no changes in the business or affairs of the Property since the date of preparation of the Offering Memorandum. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, members, partners, and directors, as to the accuracy or completeness of the information contained herein. Further, nothing contained herein shall be relied on as a promise or representation as to future performance of the Property.

Additional information and an opportunity to inspect the Property will be available upon request of qualified prospective purchasers. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

The Americans with Disabilities Act is intended to make many business establishments equally accessible to persons with a variety of disabilities; modifications to real Property may be required. State and local laws also may mandate changes. Benchmark Commercial LLC is not qualified to advise you as to what, if any, changes may be required now or in the future. Any persuasive purchaser should consult the attorneys and qualified design professionals of their choice for information regarding these matters.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price, or other terms prior to sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation, and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller’s obligations there-under have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request or if you have no interest in the Property at this time; and (b) the recipient shall not contact the Tenant or their employees directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent.

DO NOT INTERACT WITH OR APPROACH EXISTING TENANTS. The property will be shown to prospective investors by appointment only. Please contact Benchmark Commercial Real Estate at 303-395-0111.





HIGH-VISIBILITY OWNER-USER OR CREATIVE FLEX OPPORTUNITY WITH GATED YARD & SOLAR SAVINGS

888 Federal Blvd is a rare owner-user or investment opportunity located just south of 6th Avenue in Denver's Westside corridor. The $\pm 24,427$ SF freestanding building sits on a fully fenced ± 1.04 -acre lot with front and rear gated yard areas, 50+ surface parking spaces, and direct access to I-25, US-6, and Downtown Denver.

The property features a functional mix of warehouse and office space, including private offices, open work areas, a conference room, and a full kitchen/breakroom. With flexible E-MX-3 zoning and an operational rooftop solar system keeping **electric bills under \$100/month**, this asset offers versatility, low operational cost, and long-term upside in a central urban location.





PROPERTY USE

INDUSTRIAL FLEX



BUILDING SIZE

24,427 GROSS SF



LOT SIZE

1.04 ACRES / 45,194 SF



ZONING

E-MX-3



PARKING

SURFACE; 50 SPACES

OPERATING
EXPENSES

\$8.43/SF



YEAR BUILT

1957



CLEAR HEIGHT

10'5"

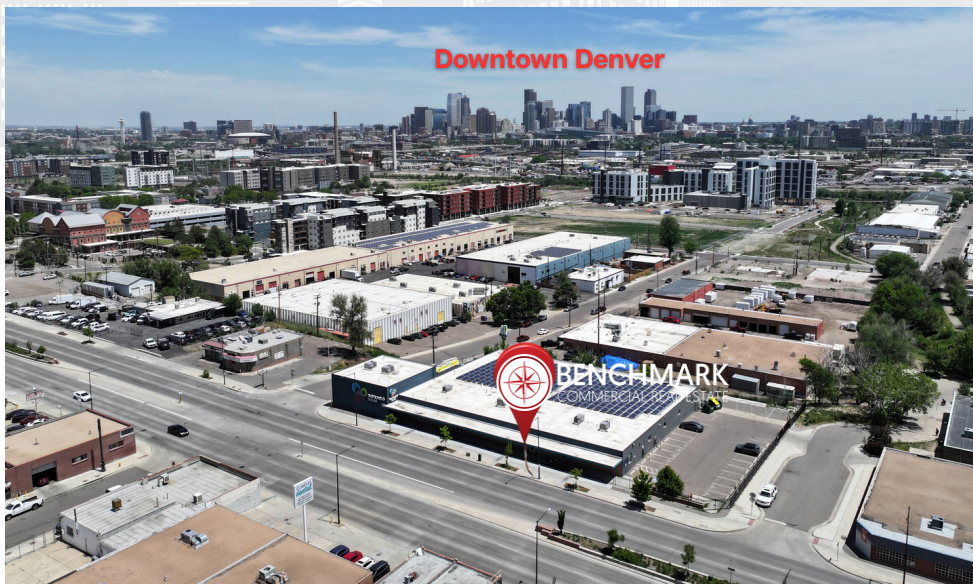
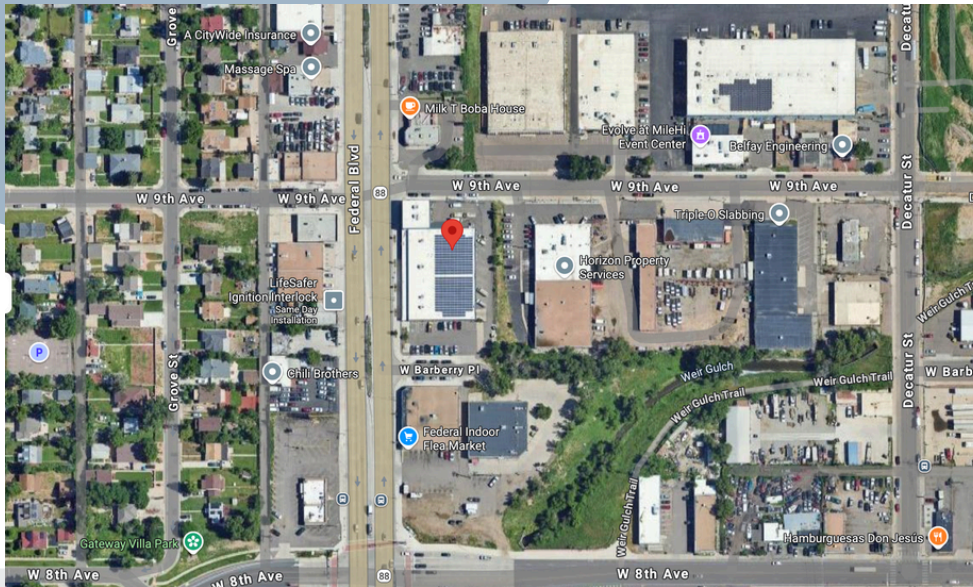


LOADING

1 DRIVE IN LOADING DOOR,
1 DOCK HI PARTIALLY COVERED
PLATFORM

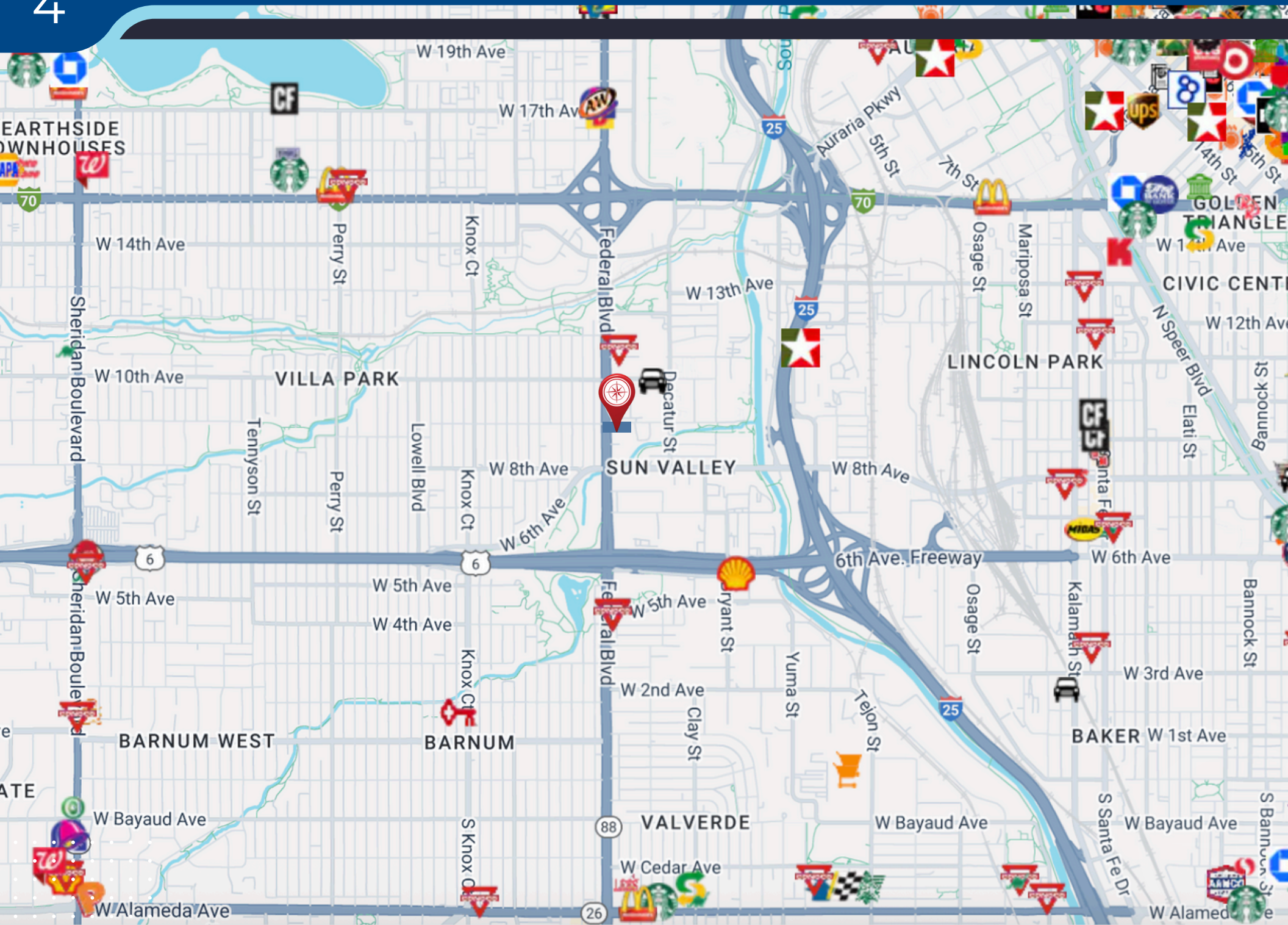
- ±24,427 SF FREESTANDING BUILDING ON ±1.04 ACRES
- E-MX-3 ZONING – ALLOWS FOR COMMERCIAL, FLEX, AND LIGHT INDUSTRIAL USES
- FULLY FENCED WITH GATED FRONT AND REAR YARD ACCESS
- PRIVATE OFFICES, CONFERENCE ROOM, AND KITCHEN/BREAKROOM
- ROOFTOP SOLAR SYSTEM – EXCEL ENERGY BILLS AVERAGE \$98.46/MONTH
- 50+ SURFACE PARKING SPACES
- DIRECT ACCESS TO I-25, 6TH AVENUE, AND DOWNTOWN DENVER
- HIGHLY FUNCTIONAL LAYOUT WITH SECURE YARD SPACE AND MULTIPLE ACCESS POINTS
- 1 DRIVE-IN LOADING DOOR + 1 ELEVATED LOADING PLATFORM (PARTIALLY COVERED, DOCK-HEIGHT)

Sun Valley



Tucked just west of Downtown Denver, Sun Valley is a hidden gem with a bold future. Once defined by its industrial roots, the neighborhood is now undergoing a \$240 million transformation through the Sun Valley EcoDistrict—introducing new housing, green space, and upgraded infrastructure. With the South Platte River winding through its core and major destinations like Empower Field at Mile High, Meow Wolf, and the River Mile development nearby, Sun Valley is uniquely positioned as a rising mixed-use hub. Its location offers immediate access to I-25, 6th Avenue, and the Decatur-Federal Light Rail Station, connecting seamlessly to the rest of the city.

Bordered by Federal Boulevard and flanked by key corridors leading into Denver's urban core, Sun Valley bridges the gap between industry and innovation. As a designated Opportunity Zone, the neighborhood offers rare potential for forward-thinking investors and businesses looking to be part of the city's next great chapter.





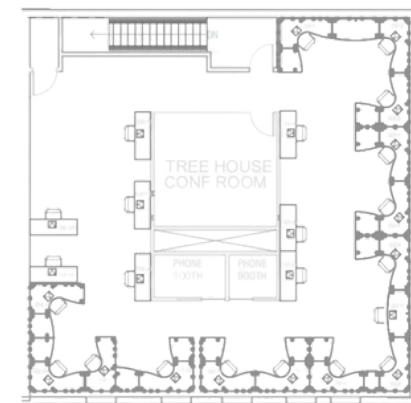
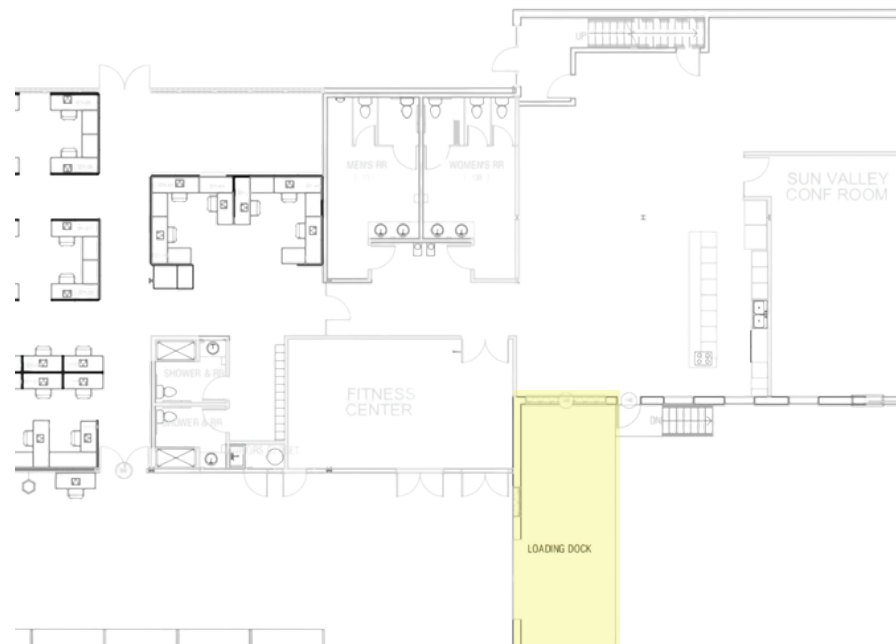
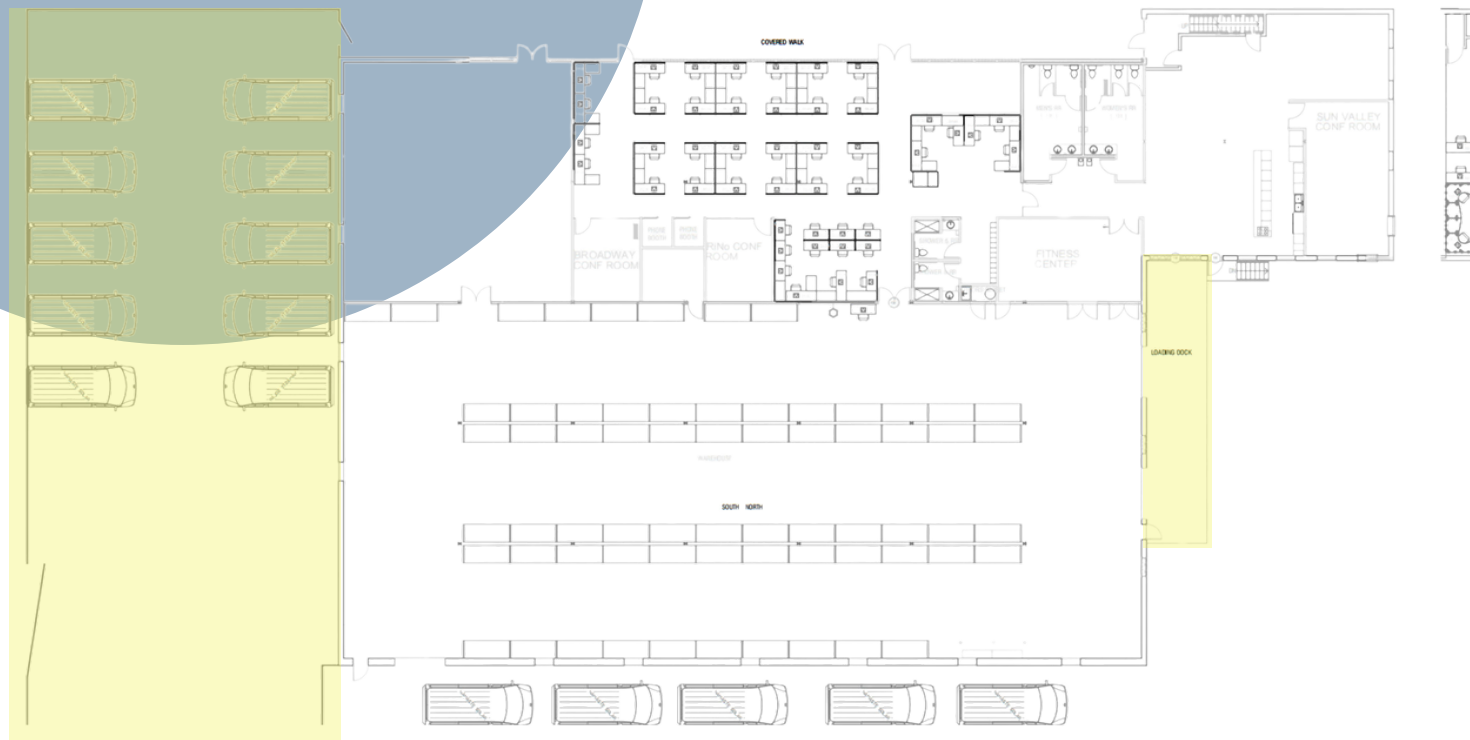














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