



BENCHMARK
COMMERCIAL REAL ESTATE



5255 E. 48th Ave.
Denver, CO 80216

FOR SALE

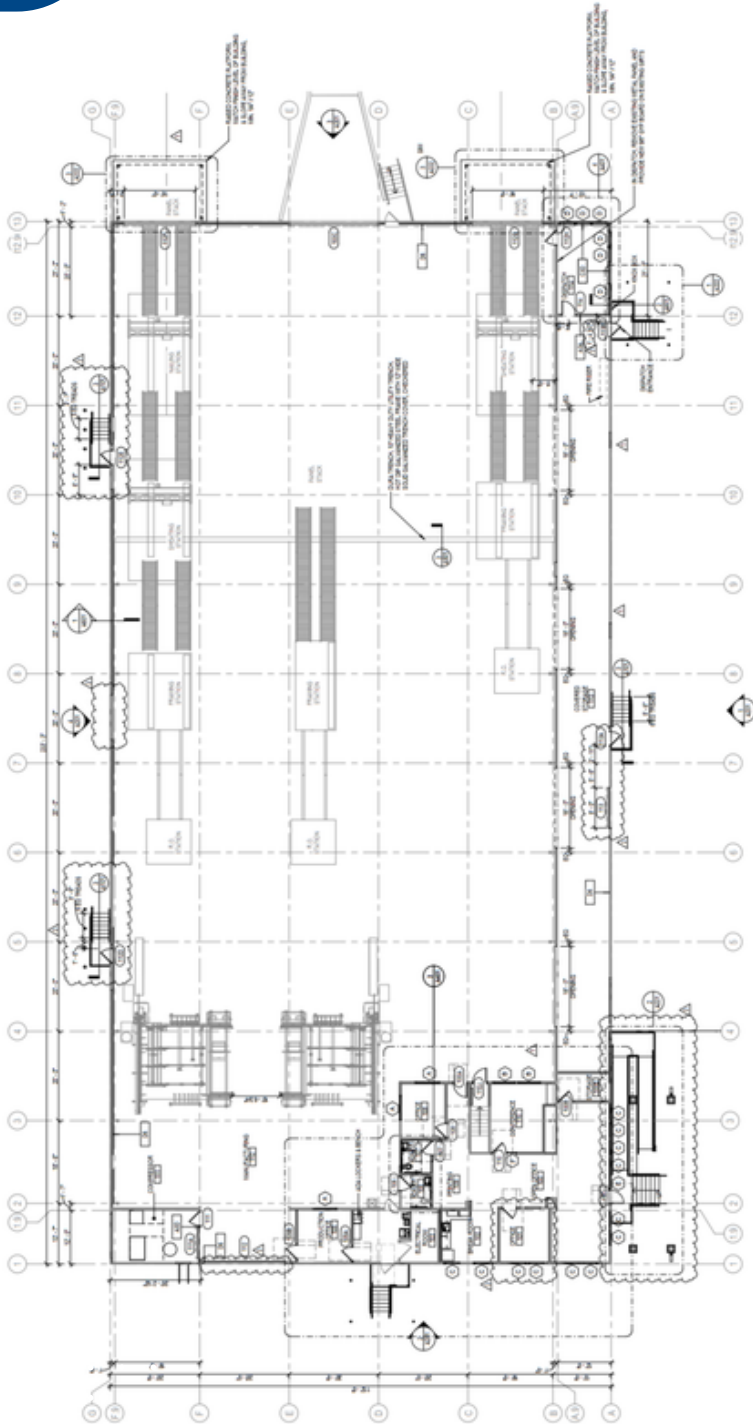
*Lot Lines Approximate

	PROPERTY USE	INDUSTRIAL OUTDOOR STORAGE W/ BUILDING
	BUILDING SIZE	26,096 SF
	LOT SIZE	3.1 ACRES (135,036 SF)
	LOT DIMENSIONS	PAVED & GRAVEL
	SPRINKLERS	YES
	ZONING	I-3
	PROPERTY TAXES	\$104,879
	YEAR BUILT	1964 BUILT/2019 RENOVATED
	CONSTRUCTION	METAL
	LOADING	1 DRIVE IN 20' X 16', 4 DOCKS UP TO 18' WIDE
	CLEAR HEIGHT	16' X 20'



PROPERTY DESCRIPTION

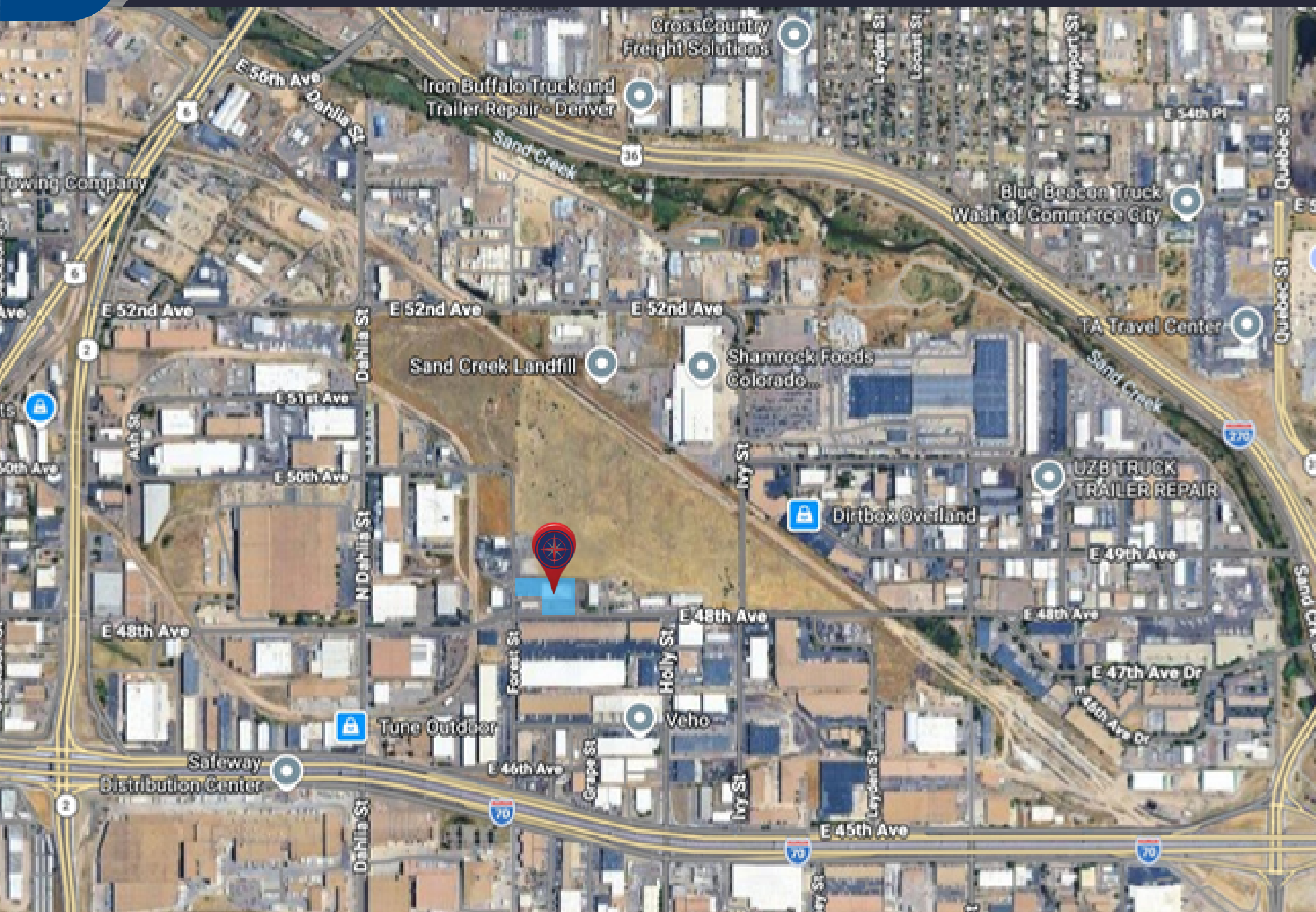
Freestanding I-3 zoned industrial warehouse available for sale at 5255 E. 48th Avenue, offering approximately 26,096 square feet on a 3.1-acre site in Denver's Central Denver/I-70 industrial corridor. Designed to accommodate a wide range of manufacturing, fabrication, distribution, logistics, and contractor operations, the property features heavy industrial zoning, abundant power, multiple loading options, generous clear heights, and the potential for outside storage. Its strategic location provides exceptional access to I-70, I-270, Vasquez Boulevard, and the greater Denver metro area, while the Enterprise Zone location further enhances its appeal for owner-users and investors seeking a well-positioned industrial asset with long-term growth potential.





Compressor Room







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DISCLAIMER

The Property is offered for sale as-is, where-is. Seller and Benchmark Commercial LLC ("Agent") make no representations or warranties, express or implied, as to the accuracy or completeness of the information herein, which is based on sources deemed reliable but not guaranteed. Prospective purchasers must conduct their own independent investigations and shall not rely on this material as a representation of future performance.

All information is confidential, provided solely for evaluation of the Property, and may not be disclosed, reproduced, or distributed without prior written consent. Seller reserves the right to withdraw the Property, reject any offers, or modify terms at any time without notice. No obligation shall exist unless and until a binding written agreement is fully executed by Seller. Purchasers are advised to consult their own legal and professional advisors regarding compliance with applicable laws, including the ADA.

DO NOT INTERACT WITH OR APPROACH EXISTING TENANTS. The Property will be shown to prospective investors by appointment only. Please contact brokers for a private showing.

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