

INDUSTRIAL

with Cold Storage, Yard and Rail

1455 E. 62nd Avenue, Denver, Colorado 80216



NEWMARK

TOTAL SIZE

170,223 SF

SITE

13.34 Acres

SALES PRICE

Contact Broker

LEASE RATE

\$10.25/SF NNN

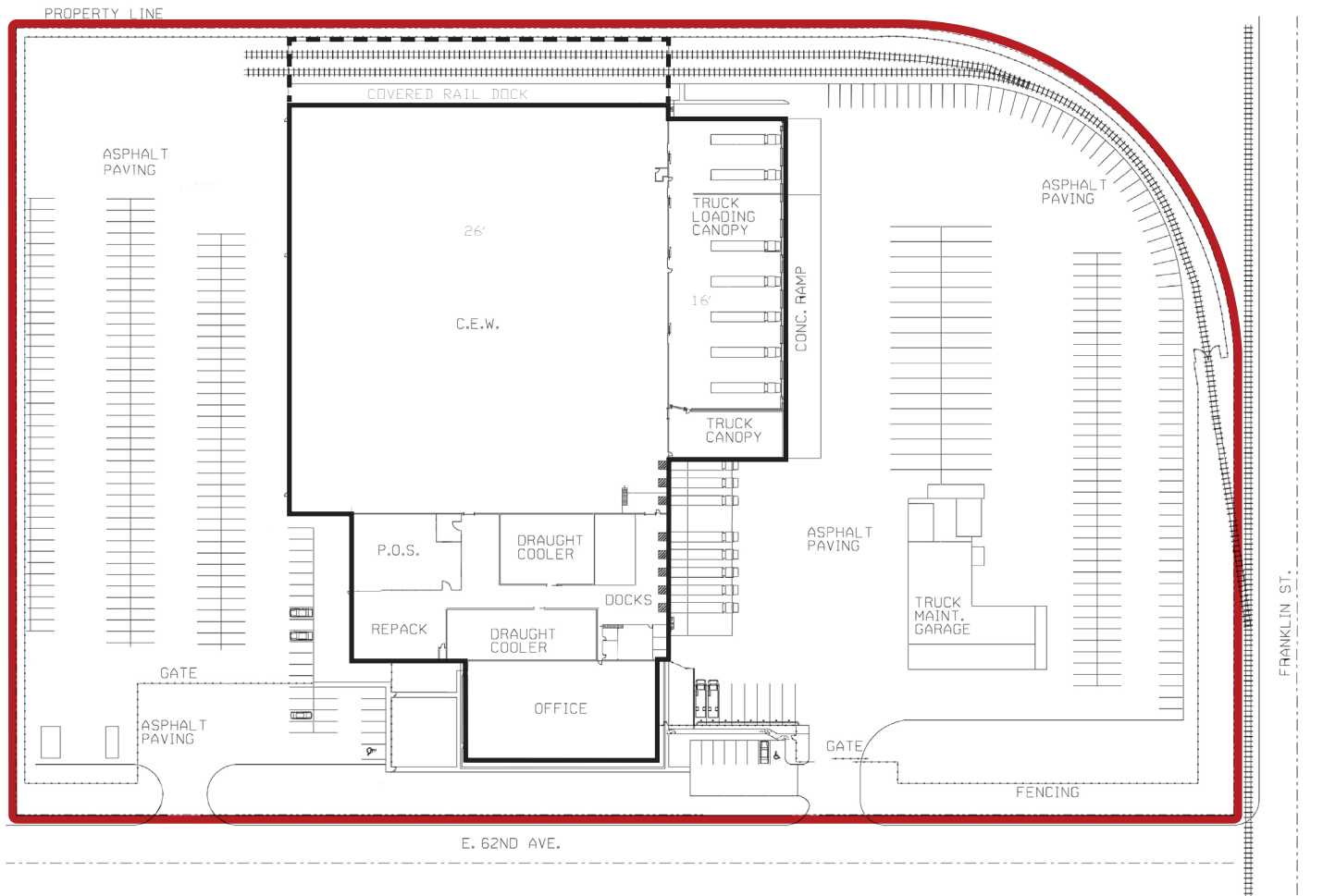
OCCUPANCY

June 1, 2024

PROPERTY HIGHLIGHTS

- Over 106,000 SF of cold storage warehouse, however would be suitable for a broad range of warehousing and manufacturing uses
- Large fenced and paved site
- Central Denver location
- Existing income available to Buyer through May 2024
- Easy access to I-25, I-70, I-270, I-76 and US-36
- Located in Opportunity and Enterprise Zones





Property Details

Main Building:	162,644 SF
Office:	16,272 SF
Warehouse:	146,372 SF
Cold Storage:	96,889 SF @ 60°
Cooler:	9,471 SF @ 36°
Dry Warehouse:	40,012 SF
Service Building:	7,579 SF
Site Size:	13.34 Acres
Clear Height:	20' - 24'
Sprinkler:	Wet & Dry Systems

Loading (Main):	Dock Doors 8 with Levelers
	Drive-In Doors 8 (14' x 14') 1 (8' x 10') 1 (10' x 8')
	Rail Doors 3 (10' x 12') along two Covered Rail Spurs
Loading (Service):	Drive-through with Wash Bay

Electrical:	277/480 V, 3,000 Amps (to be verified)
Site:	Fenced, Paved & Secured
Zoning:	I-2
Rail:	Denver Rock Island Railroad (access to UP & BNSF)
Year Built:	1983
County:	Unincorporated Adams
2022 RE Taxes:	\$351,481.90 (\$2.16/SF)







36



DIRECT INTERSTATE ACCESS

W 70TH AVE



E 68TH AVE

DIRECT INTERSTATE ACCESS

E 66TH AVE

WASHINGTON ST

FRANKLIN ST

YORK ST

E 64TH AVE



1455 E 62ND AVE

E 62ND AVE

BROADWAY



DIRECT INTERSTATE ACCESS

E 58TH AVE

For information, please contact:

Mike Wafer, SIOR
Executive Managing Director
t 303-260-4242
mike.wafer@nmrk.com

Michael Wafer, Jr.
Managing Director
t 303-260-4407
mike.waferjr@nmrk.com

Mike Viehmann
Managing Director
t 303-260-4340
mike.viehmann@nmrk.com

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