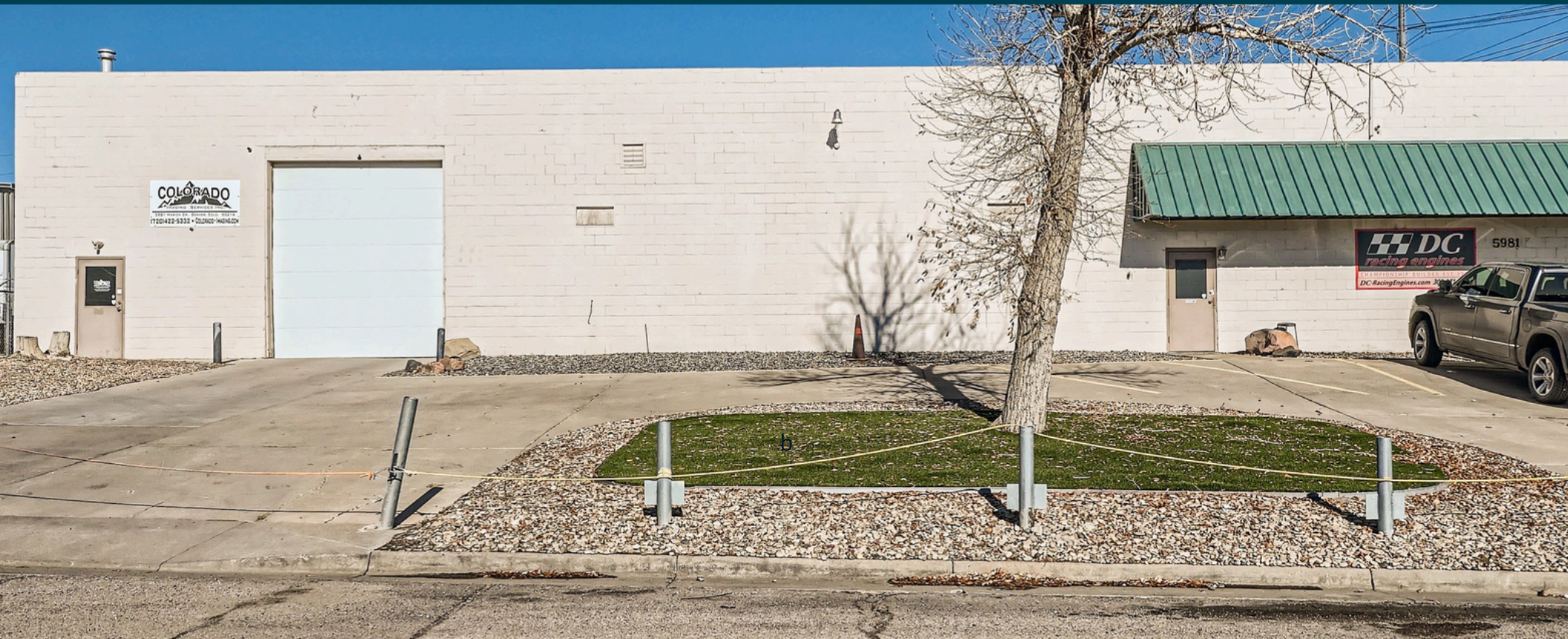


FOR SALE OR LEASE



Property specifications

- Sale Price: \$2,500,000
- Lease Rate: \$14.00/SF NNN
- Clear Height: 14'
- Loading:
 - 3 (10'x10') drive-in doors
 - 2 (12'x10') drive-in doors
 - 2 (14'x12') drive in doors
- Power: 100KBA , 1500 AMPS, new electrical in 2007
- Zoning: I-2

5981 Marion Drive

Denver, CO 80401

±13,992 SF FOR SALE OR LEASE
LOCATED ON 0.77 AC

±13,992 SF FOR SALE OR LEASE LOCATED ON 0.77 AC



Area map



±13,992 SF FOR SALE OR LEASE LOCATED ON 0.77 AC



±13,992 SF FOR SALE OR LEASE LOCATED ON 0.77 AC



Building highlights:

- Located in Unincorporated Adams County designated enterprise zone and Colorado Opportunity Zone
- Widening of infrastructure and accessibility to 4 lanes
- Outdoor storage permitted
- Loading access on three sides of the building

Outdoor Storage



Contact brokers for more information:

Nick Steitz

Vice President

(303) 390 5212 Direct

nick.steitz@jll.com

Michael Fredman

Associate

(720) 231 2277 Direct

michael.fredman@jll.com

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