

10885 E. 51st Ave.

Denver, CO 80239

FOR SALE



**15,908 SF Industrial / Flex Building
on 1.01 AC Lot - Denver, CO**

Property Highlights

- Industrial/flex building with substantial existing office buildout
- **Office improvements are non-load-bearing and can be easily removed to increase warehouse area**
- Functional layout suitable for owner-user or value-add investor
- Flexible zoning supporting a wide range of industrial and flex uses
- Excellent Northeast Denver location with quick access to I-70, I-270, and DIA



Property Facts

Building Size	15,908 SF
Lot Size	44,013 SF (1.01 AC)
Grade Level Doors	One 14' x 10'
Warehouse Ceiling Ht	10'-14' Clear
Office Ceiling Ht	8' (Drop)
Property Taxes	\$36,332.34
Zoning	I-B
Year Built / Reno	1979 / 2002
Parking	50 Spaces

SALE PRICE: \$1,650,000 (\$103/SF)

**Shames
Makovsky**
REALTY COMPANY

Solomon Stark

303 565 3032 sstark@shamesmakovsky.com

FLOOR PLAN

Approximate Square Footage:	
Office	15,458 sq.ft.*
Garage	<u>450 sq.ft.</u>
TOTAL	15,908 sq.ft.*

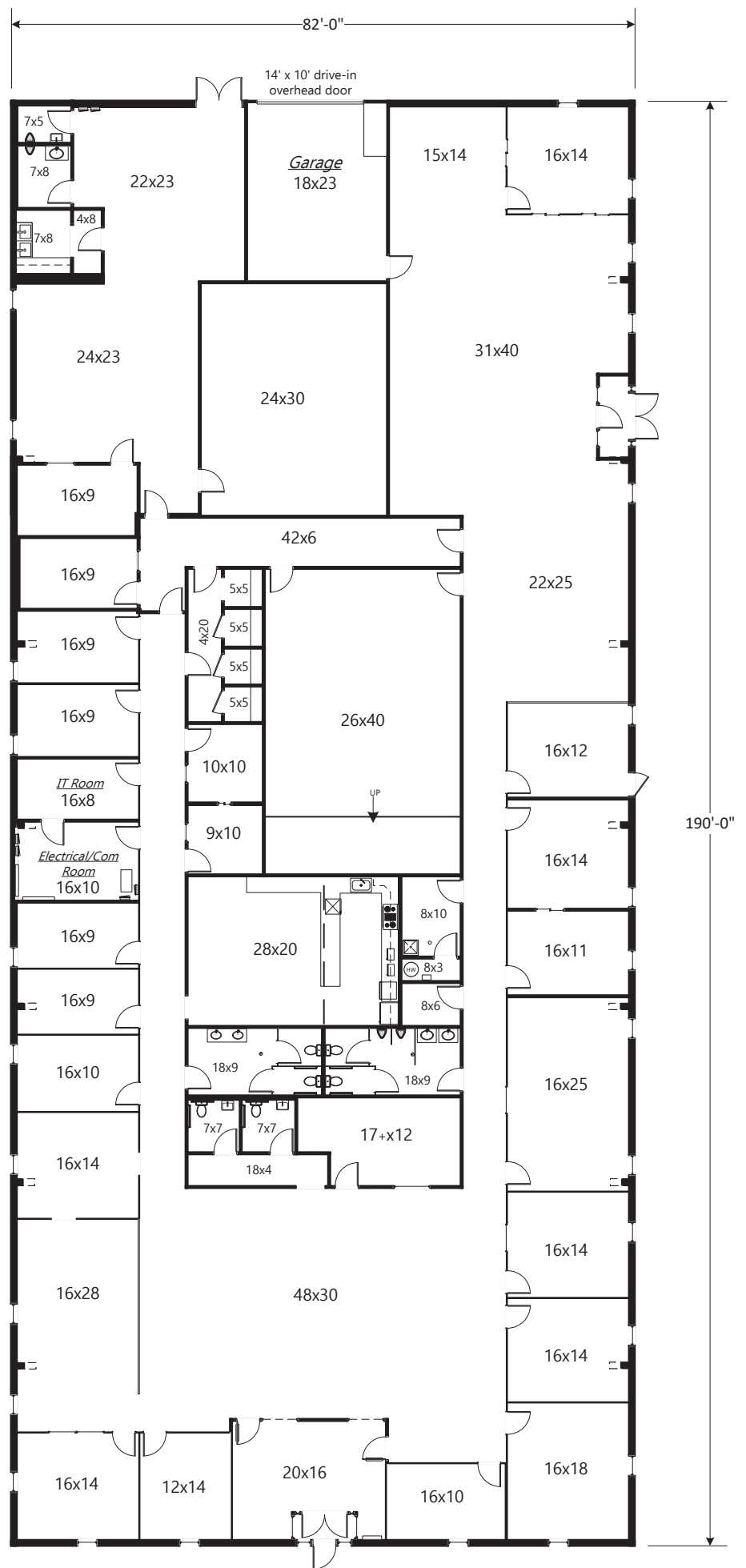
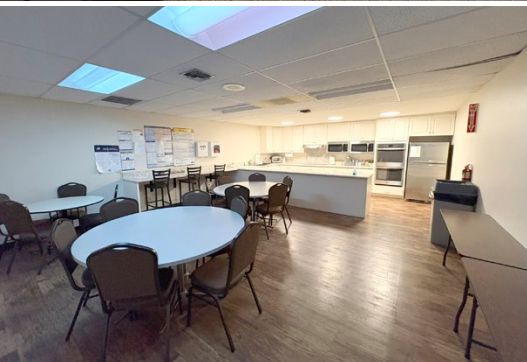
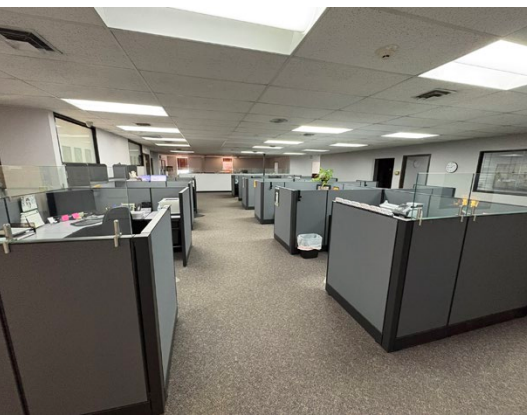
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PHOTOS



