

5700
LINCOLN WAY
Denver, CO 80216

FOR SALE OR LEASE

\$4,500,000
\$19.25/SF NNN



Property Overview

- Highway visibility to I-25 (220,000 VPD) with on-building and pole signage available
- Large, secured yard with two access points, fenced, lighted with security cameras
- Approved for outside storage
- 54,015 SF of total land area
- 125 striped parking spaces, more possible
- Property Taxes: \$105,029 (\$6.73/SF) (2025)
- Unincorporated Adams County

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Kentwood

Commercial

TODD SNYDER

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Central Denver Location with I-25 Visibility

Main Building

- +/- 13,348 SF on two levels (+/- 6,674 SF on each floor)
- Heavy Power – Switch gear rated at 1600 Amps, 120/208v, 3 ph, 4w
- (2) Drive In Loading Doors on main level
1 rollup door on second floor with forklift access
- Mens & Womens restrooms on both floors
- 100% heated and cooled space
- Elevator

Secondary Building

- Approximately 2,250 SF (50' x 45')
- Oversized Drive In loading door
- Radiant heat, and air conditioning; no plumbing



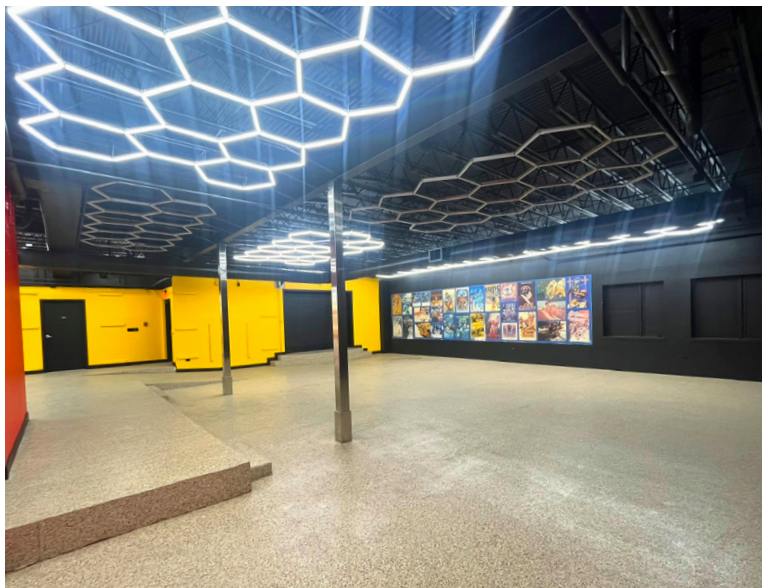
Main Building



Secondary Building



Main Building





FACING WEST



FACING EAST



Pole Sign (Electrified)



INTERSTATE
76

INTERSTATE
25

5700
LINCOLN WAY
Denver, CO 80202

E. 58TH AVE.

E. 58TH AVE.

BROADWAY

220.000 VPD

INTERSTATE
25

LOGAN ST.

N

Unbeatable Access/Visibility from

INTERSTATE
25

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