

Versatile Industrial Site in a Prime Location - Denver's Established West Side Industrial District

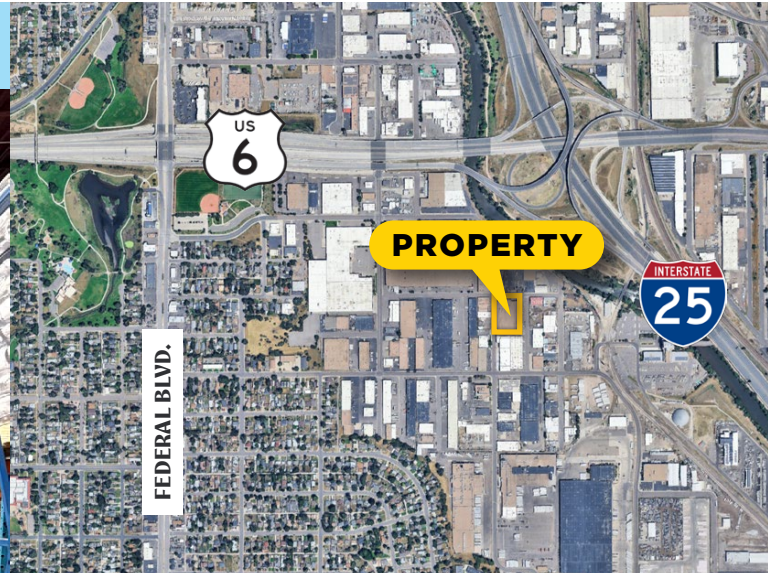
2320
W. 4TH AVE.

DENVER, CO 80223



WAREHOUSE FOR SALE | CONTACT BROKERS FOR PRICING

INCLUDES FREEZER / COOLER



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PROPERTY FACTS

Building Size	53,693 SF (Warehouse +/- 33,000 SF)
Lot Size	76,000 SF
Freezer	2,460 SF
Cooler	3,608 SF
Stories	1
Year Built	1961
Zoning	I-A
Docks	6 Exterior
Class	C
Building Height	18'
Parking Spaces	40



PROPERTY OVERVIEW

Prime industrial site in Denver's established West Side industrial district, offering a substantial 76,000 ft land parcel ideal for warehouse, distribution, or light manufacturing use. The property is zoned for commercial/industrial activities and presents excellent redevelopment potential given its size and location. Situated in close proximity to major transportation routes and Denver's core urban markets, this location supports efficient logistics and operational accessibility, with strong visibility and utility for a variety of industrial applications.



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SECOND FLOOR

ABOVE LOBBY ROOM 121 (NOTE: WOOD PANELING EXTENDS TO CEILING)

201 OFFICE

202 CLASSROOM

203 MECHANICAL

204 OFFICE

205 OFFICE

206 OFFICE

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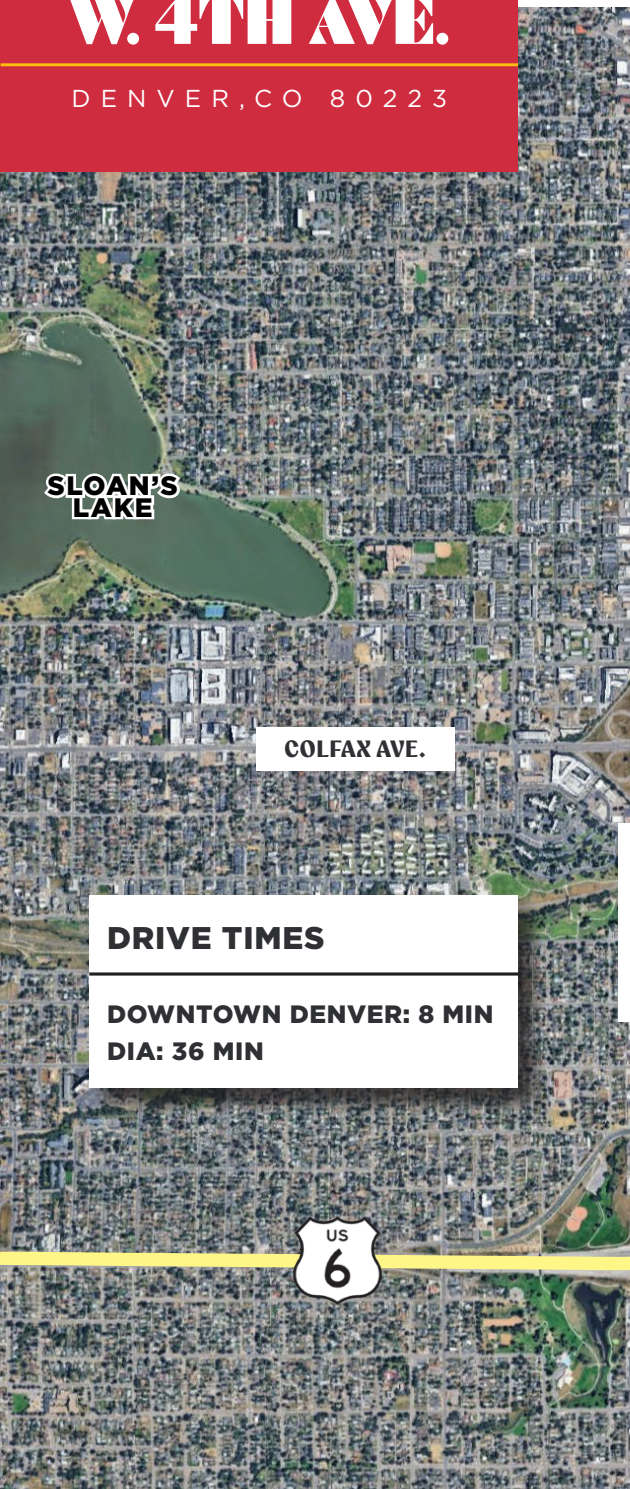
DASHED LINE INDICATES LIMIT OF PAINTING.

ROOF

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