

FOR SALE
40,000 SF



INDUSTRIAL WAREHOUSE

12770 E. 38th AVE,
DENVER, CO 80239

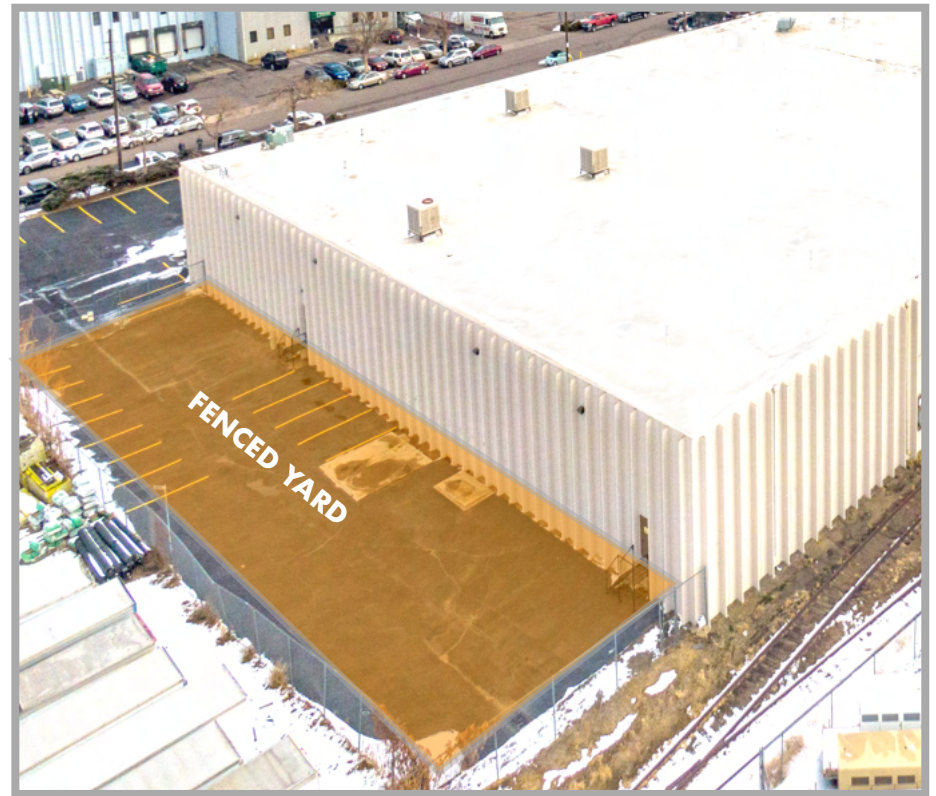
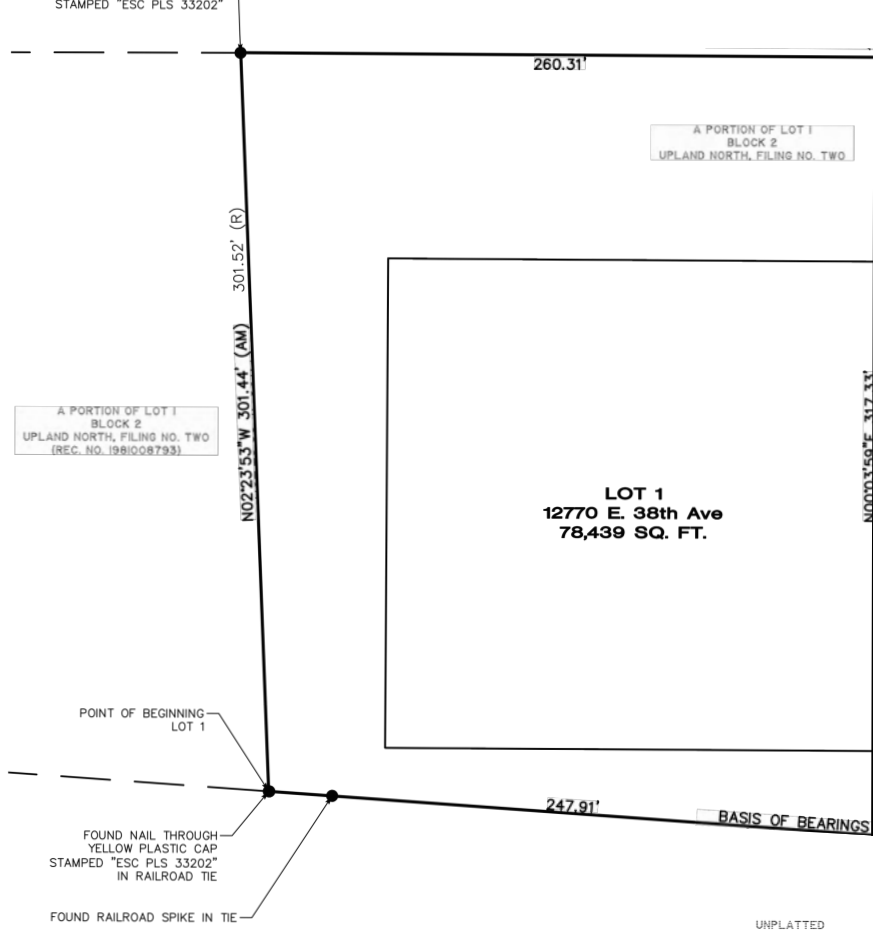
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*Novel*Commercial
501 S Cherry Street Suite 1100
Denver, CO 80246

LEASE SUMMARY

OFFERING PRICE	\$5,850,000 SF
LEASABLE UNITS	40,000 SF
PRICE PER SF	\$146
CELL TOWER INCOME	\$10,430/Year
LOT SIZE	1.7 Acres
LOADING	6 Dock High Doors
YARD	1/4 Acre Fenced and Paved
POWER	800 Amps of 277/480 3-phase
COUNTY	Denver
ZONING	I-B

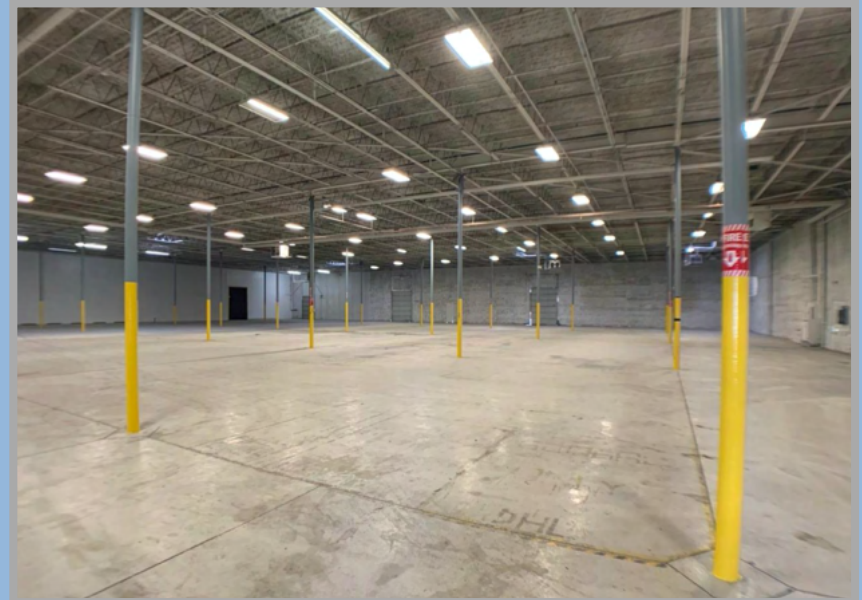
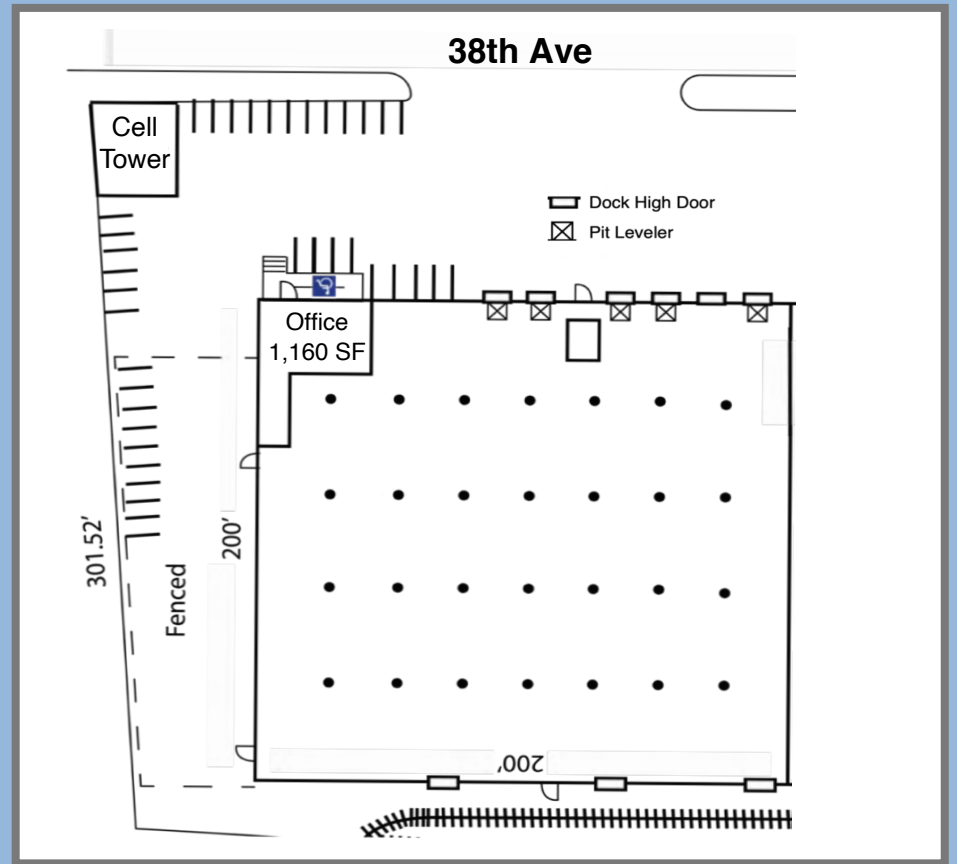




- ✓ 20' Clear Height
- ✓ 1/4 Acre Fenced and Paved Yard
- ✓ 6 Dock High Doors
- ✓ Fully Fire Sprinklered
- ✓ 800 Amps of 277/480 3-Phase

- ✓ 40' x 25' Column Spacing
- ✓ Rail Possible (Union Pacific)
- ✓ New 20 Year Roof Warranty
- ✓ Easy Access to I-225 & I-70
- ✓ Cell Tower Income

Disclaimer: The information contained herein (on this page and included pages) has been obtained through sources deemed reliable but cannot be guaranteed or relied upon as to its accuracy. Any information should be verified through independent sources by interested parties. All measurements and calculations are approximate. The property may no longer be available for sale or lease, may be withdrawn, its offering price changed, or sold or leased to another party at anytime and without notice. NOTE: Ilya Klein, who is Broker of Novel Commercial, is also president of the company who is the seller/lessor. Please do not provide any information deemed private or confidential.



DEMOGRAPHICS REPORT FOR 80239

POPULATION

1 MILE

3 MILE

12,709

136,354

HOUSEHOLDS

1 MILE

3 MILE

3,722

42,963

MEDIAN AGE

1 MILE

3 MILE

33.10

33.60

MEDIAN HH INCOME

1 MILE

3 MILE

\$63,726

\$63,033

POPULATION GROWTH '23-'28

1 MILE

3 MILE

2.14%

2.32%

HOUSEHOLD GROWTH '23-'28

1 MILE

3 MILE

2.12%

2.79%

Disclaimer: The information contained on this page has been obtained from www.costar.com. Any information should be verified through independent sources by interested parties.

LOCATION I-70 & I-225



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