

4390

MADISON STREET

DENVER, COLORADO 80640



INDUSTRIAL SILOS AND WAREHOUSE FOR SALE OR LEASE

75 INDIVIDUAL SILO
FACILITY WITH 27,000
SF WAREHOUSE

2,202,440 BU
60,000 TONS CAPACITY

RAIL SERVED (BNSF)
20 RAIL CAR SPOTS

3.19 ACRES

LOCATED IN THE HEART
OF DENVER, COLORADO

SERVICED AND
LOCATED 3 BLOCKS
FROM I-70

LOCATED IN QUALIFIED
OPPORTUNITY ZONE

HEAVY ZONING



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PROPERTY DESCRIPTION



The property at 4390 Madison Street was originally developed in 1959 and used as a grain elevator, with a robust milling capacity. The property was also used as a major distribution center to the commercial bakeries and retail grocery stores in the region. Following the high demand in the region at the time the facility was converted to store Frac Sand, Fly Ash and Soda Ash 2009. The facility can be converted for grain, sugar, plastic pellets or other dry bulk storage.

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WAREHOUSE

- 27,000 SF
- 1.15 Acres
- Large, oversized drive-in loading
- Fenced and secured outside storage
- Heavy power
- Warehouse is currently demised into 2 spaces

SILOS

- 75 Individual silos with tower height (120' - 160')
- 1,331 SF On-site office with restrooms
- 2.04 Acres
- BNSF Rail spur
- +20 Car spot capacity
- Fully operational facility
- Operating truck scales
- Incredible visibility and exposure to I-70
- Heavy zoning (I-B)
- Heavy power and infrastructure

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NEW RAIL SPUR



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