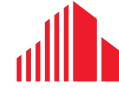


FOR SALE OR LEASE

3600 East 45th Avenue

Denver, Colorado 80216



CUSHMAN & WAKEFIELD

LOCATED IN AN OPPORTUNITY ZONE



Industrial Building For Sale or Lease

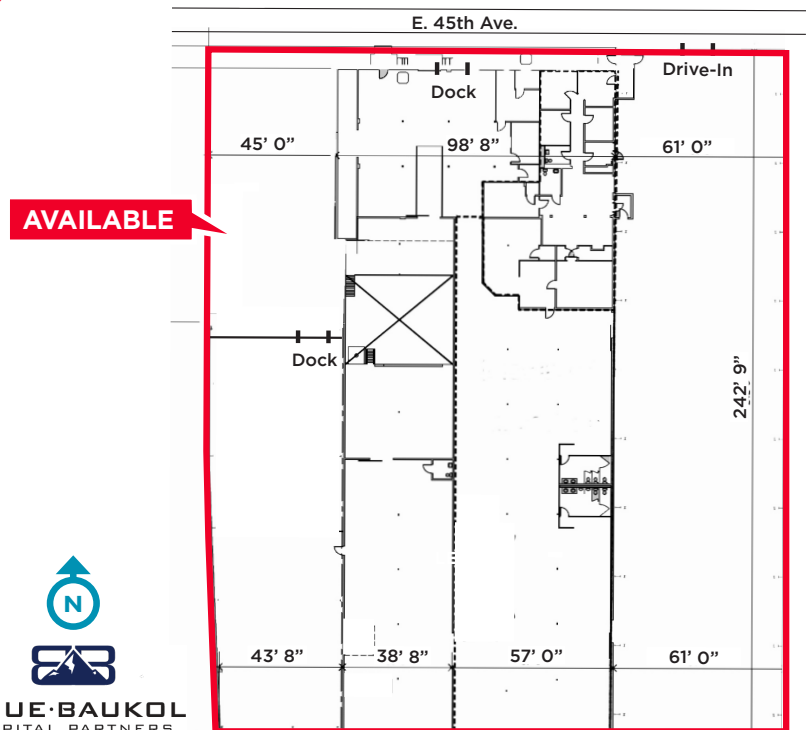
Sale Price: \$2,990,000 (\$64.52/SF)

Lease Rate: \$3.75/SF NNN

Property Features

- Available** ±46,340 SF
- Lot Size** ±1.35 Acres (±58,806 SF)
- YOC** 1963-1977
- Clear Height** Up to 18'
- Loading** Two (2) dock doors
One (1) drive-in door
- Sprinklers** Yes
- Power** ±2,000 Amps, 480 volts, 3-phase
(To be verified)
- City / County** Denver / Denver
- Zoning** I-B, UO-2
(Denver County)
- Estimated Taxes** \$58,579.06 (2017)
Northern section
- Estimated OPEX** \$2.05/SF (2018)

Floorplan



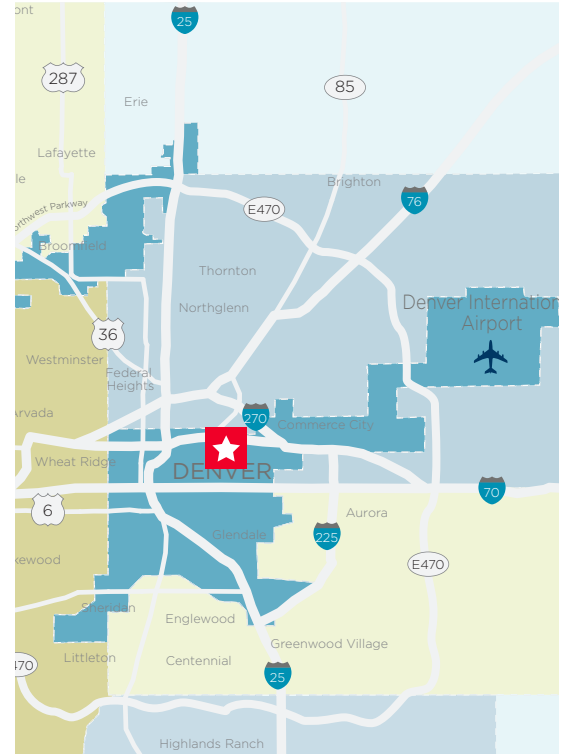
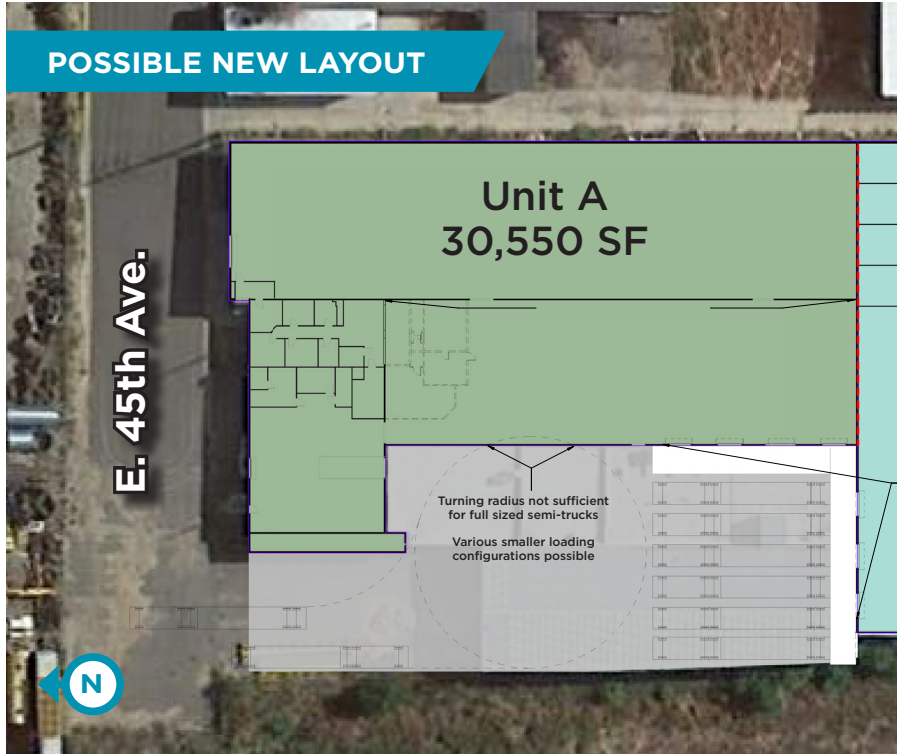
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Floorplan - West Dock Option



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