



**LOCAL EXPERTS.
INDUSTRIAL STRENGTH.**

WAREHOUSE FOR LEASE OR FOR SALE

3680 E. 52nd Ave.
Denver, CO 80216



PROPERTY FEATURES:

| | |
|-----------------------|---------------|
| Building Size: | 25,552 SF |
| Office: | 4,000 SF |
| Shop: | 2 Bay |
| Site Size: | +/- 2.8 AC |
| Clear Height: | 12'-18' |
| Drive-ins: | 2 (16'x18') |
| Docks: | 22 and 1 ramp |
| Zoned: | I-A |
| Lease Rate: | \$27,500/MO |
| Sale Price: | \$4,250,000 |



- Great access to I-70, I-270, and Colorado Blvd.
- 2 bay truck shop 16'x18' doors
- Lockers & showers

- Directly across the street from 4.08 AC yard property, that is also on the market
- 5200 Monroe St.

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