



**LOCAL EXPERTS.  
INDUSTRIAL STRENGTH.**

# INDUSTRIAL WAREHOUSE W/ FREEZER FOR SALE

**5805 E 42nd Ave.  
Denver, CO 80216**



## PROPERTY FEATURES:

<b>Building:</b>	56,118 SF	<b>Parking:</b>	88 spots
<b>Freezer:</b>	10,109 SF	<b>Zoned:</b>	I-B
<b>Office:</b>	11,801 SF	<b>Year Built:</b>	1964
<b>Lot:</b>	3.81 AC	<b>Taxes:</b>	\$142,454 (2024)
<b>Power:</b>	2800-amps, 3-phase, 480 volts (TBV)	<b>SALE PRICE:</b>	\$8,450,000
<b>Sprinklered:</b>	ESFR (TBV)		
<b>Loading:</b>	8 dock-high doors 1 interior dock-high door 2 oversized drive-in doors		
<b>Clear Height:</b>	Warehouse: 16' Freezer: 21'4" Cooled dock: 15'		



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1801 W. Colfax Ave.  
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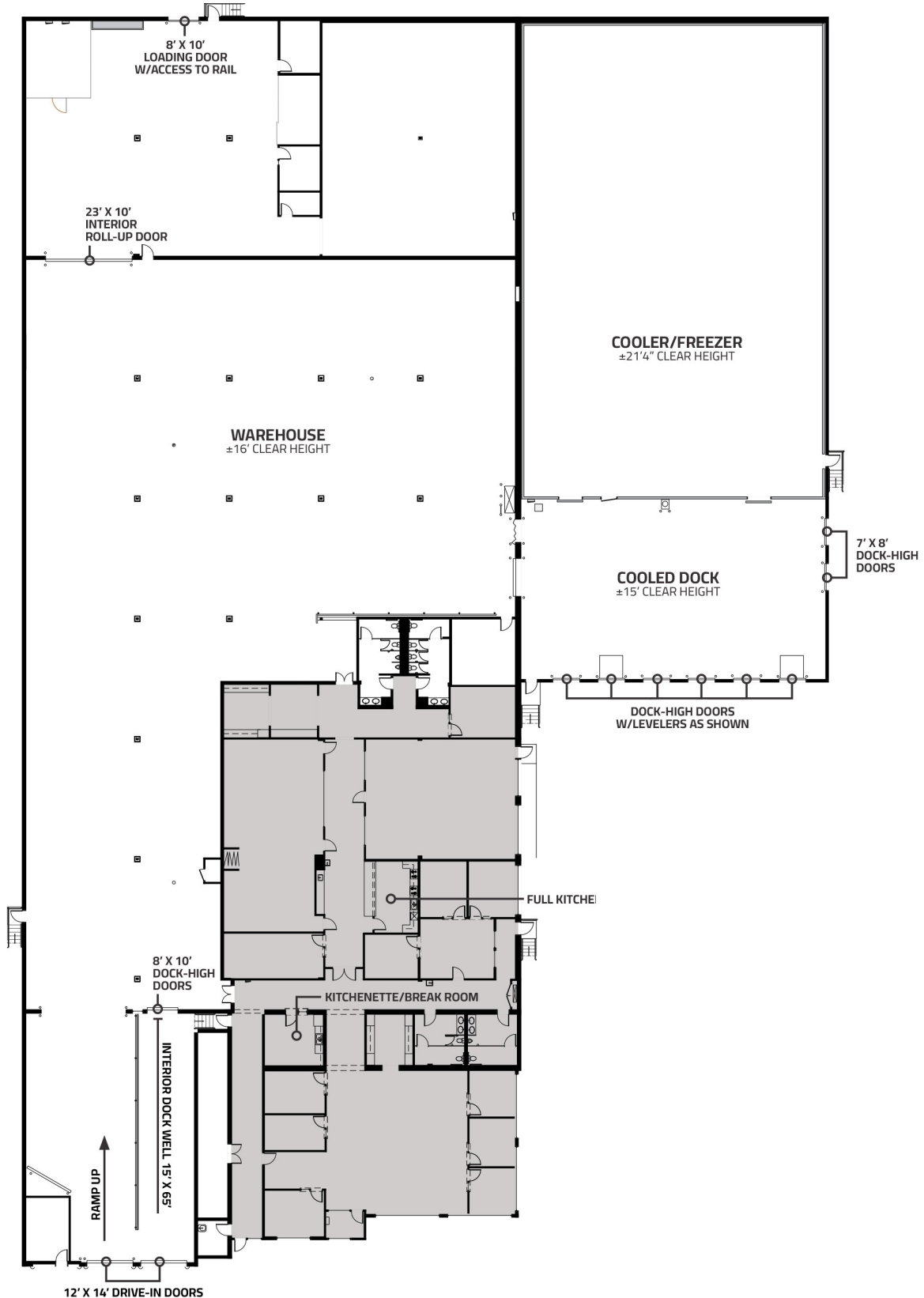
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