# LOCAL EXPERTS. INDUSTRIAL STRENGTH.

## **INDUSTRIAL WAREHOUSE W/ FREEZER FOR SALE**

5805 E 42nd Ave. Denver, CO 80216



Building:	56,118 SF	Parking:	88 spots
Freezer:	10,109 SF	Zoned:	I-B
Office:	11,801 SF	Year Built:	1964
Lot:	3.81 AC	Taxes:	\$142,454 (2024)

2800-amps, 3-phase, 480 volts (TBV) SALE PRICE: Power:

Sprinklered: ESFR (TBV)

8 dock-high doors

Loading: 1 interior dock-high door

2 oversized drive-in doors

Warehouse: 16'

**Clear Height:** Freezer: 21'4"

Cooled dock: 15'





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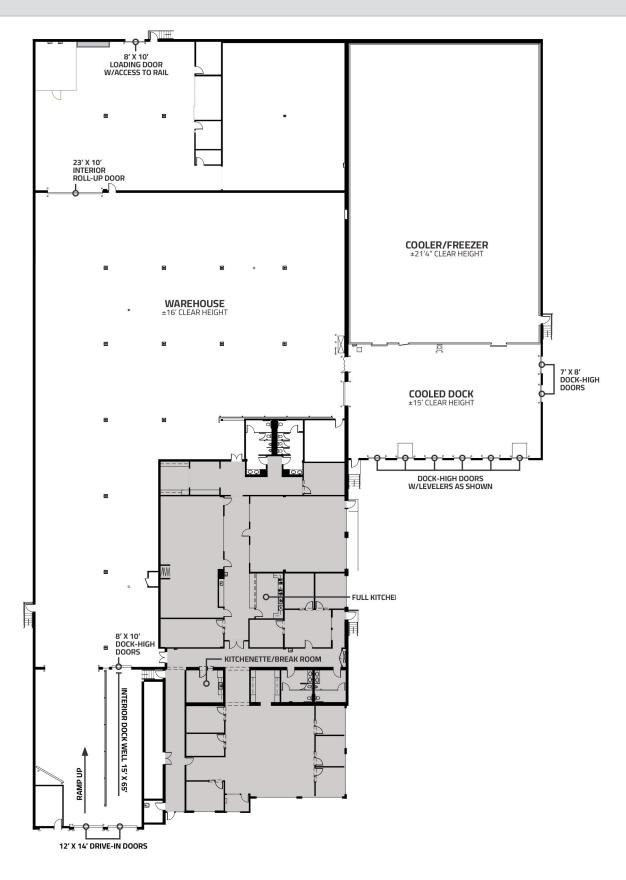
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