



1485 E. 61st Ave. Denver, CO 80216

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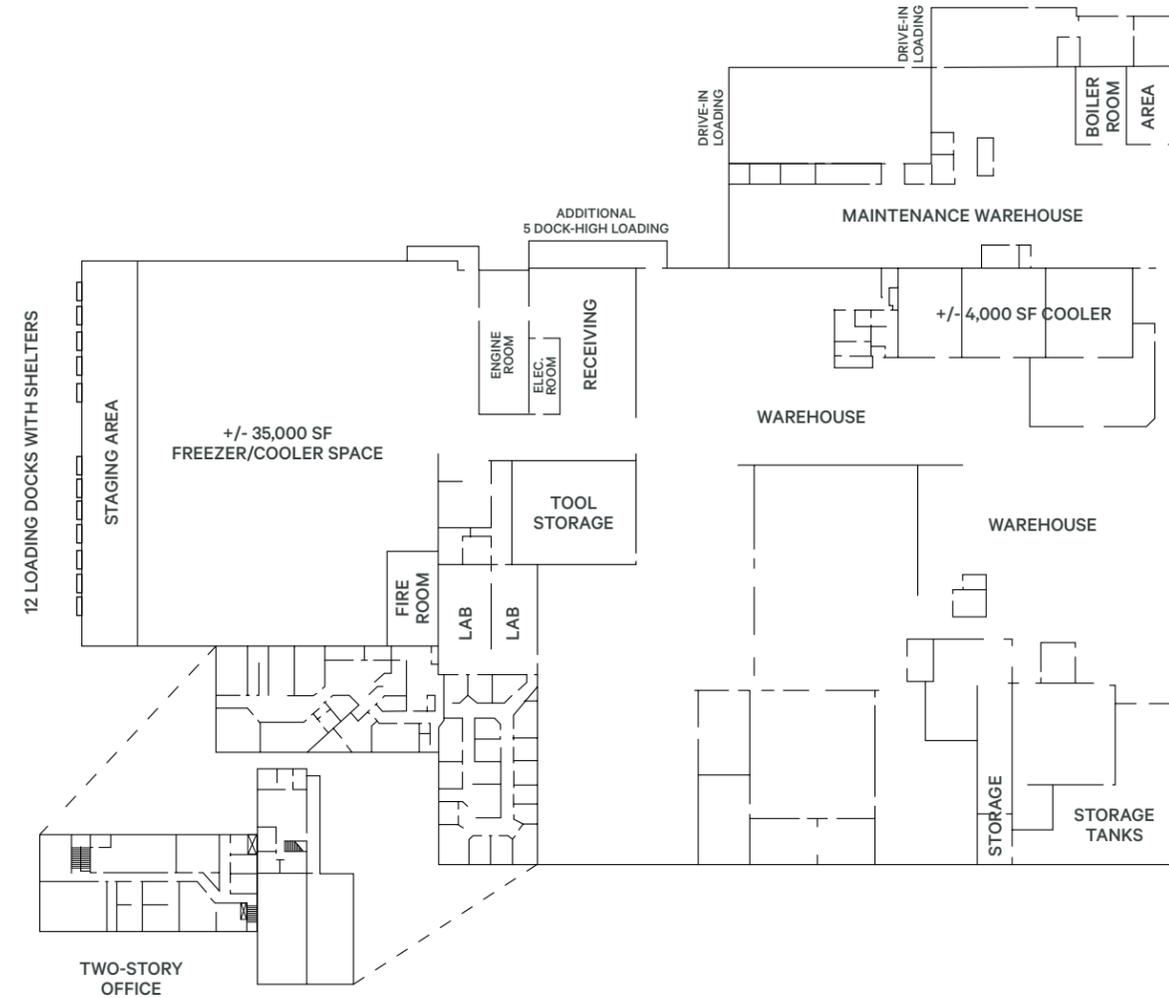
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PROPERTY HIGHLIGHTS

- + Excellent location in the Central Denver submarket with rail service
- + Freezer/cooler capability
- + Heavy industrial zoning (I-2)
- + Functional spiral freezer with dedicated ammonia skid available per separate transaction
- + Plumbing and electrical updated in 2021
- + Ample vehicle/trailer parking and outdoor storage

Move-in Ready Food Production Facility for Sublease

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PROPERTY SPECIFICATIONS

SUBLEASE TERM	Through 5/31/2026
BUILDING SIZE	189,120 SF (Divisible 94,560 SF)
LOT SIZE	13.81 AC
OFFICE	9,350 SF (2 floors)
LOADING	17 dock-high doors (8'x9') 2 drive-in doors (12'x16' and 20' x 16')
SPRINKLERS	Yes, Wet
FREEZER/COOLER	+/- 35,000 SF freezer +/- 4,000 SF cooler
POWER	3 PHASE HEAVY
ZONING	I-2, Heavy Industrial
SUBLEASE RATE	To Quote



Building Overview

Excellent opportunity to sublease existing food production space in the heart of the Central Denver submarket. The property provides incredible access to I-25, I-70, I-76, I-270, and US-36, and is in close proximity to numerous amenities. The 189,120 SF building features 9,350 SF of office on two floors, cold storage improvements, and a large fenced yard to accommodate trailer parking or outside storage. In addition, the existing tenant has invested nearly \$11,000,000 in leasehold improvements to production areas, freezer/cooler space, loading/unloading areas, dry storage facilities, ammonia upgrades, firewall upgrades, and HVAC.

