



FOR SALE/LEASE
2401 WEST 6TH AVENUE
DENVER, COLORADO 80204



52,523 Square Foot Cold Storage and Food Production Facility
Convenient Access to I-25 and 6th Avenue

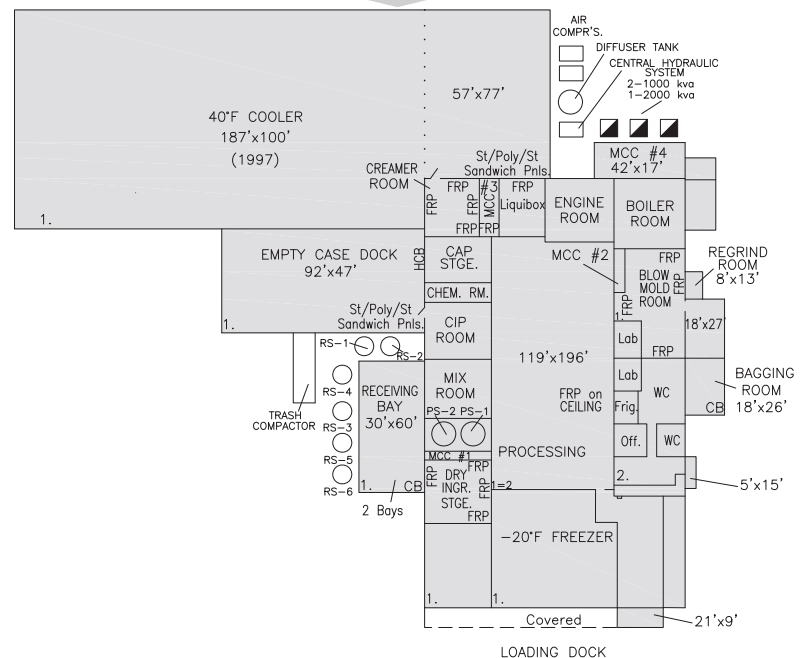
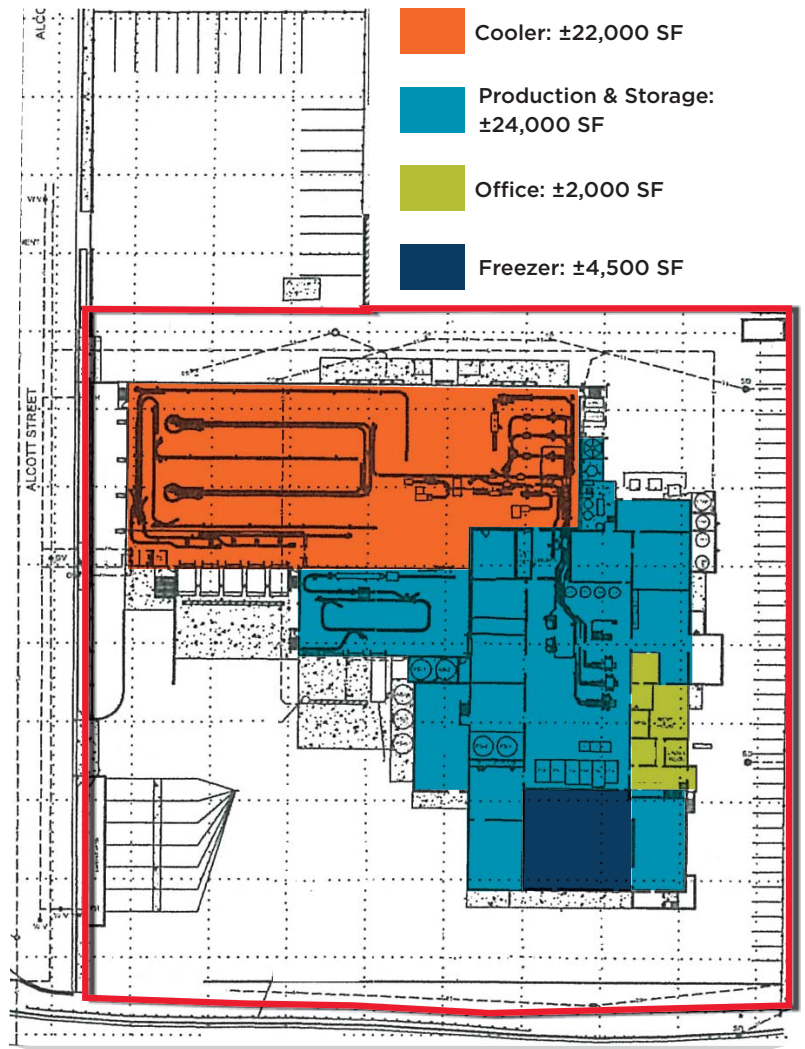
Sale Price: Negotiable

Lease Rate: \$12.50/SF NNN

Located at the northwest corner of 6th Avenue and I-25, the former Robinson Dairy Facility is currently leased to Dean Foods until Summer of 2019. This property offers a 52,523 square foot food production facility and cooler building with incredible visibility and signage to 6th Avenue and I-25. There is another 42,708 SF of office and dry warehouse space that can be combined with this space if needed, they can be leased together or separately.

Please contact the listing brokers to discuss this offering in more detail.

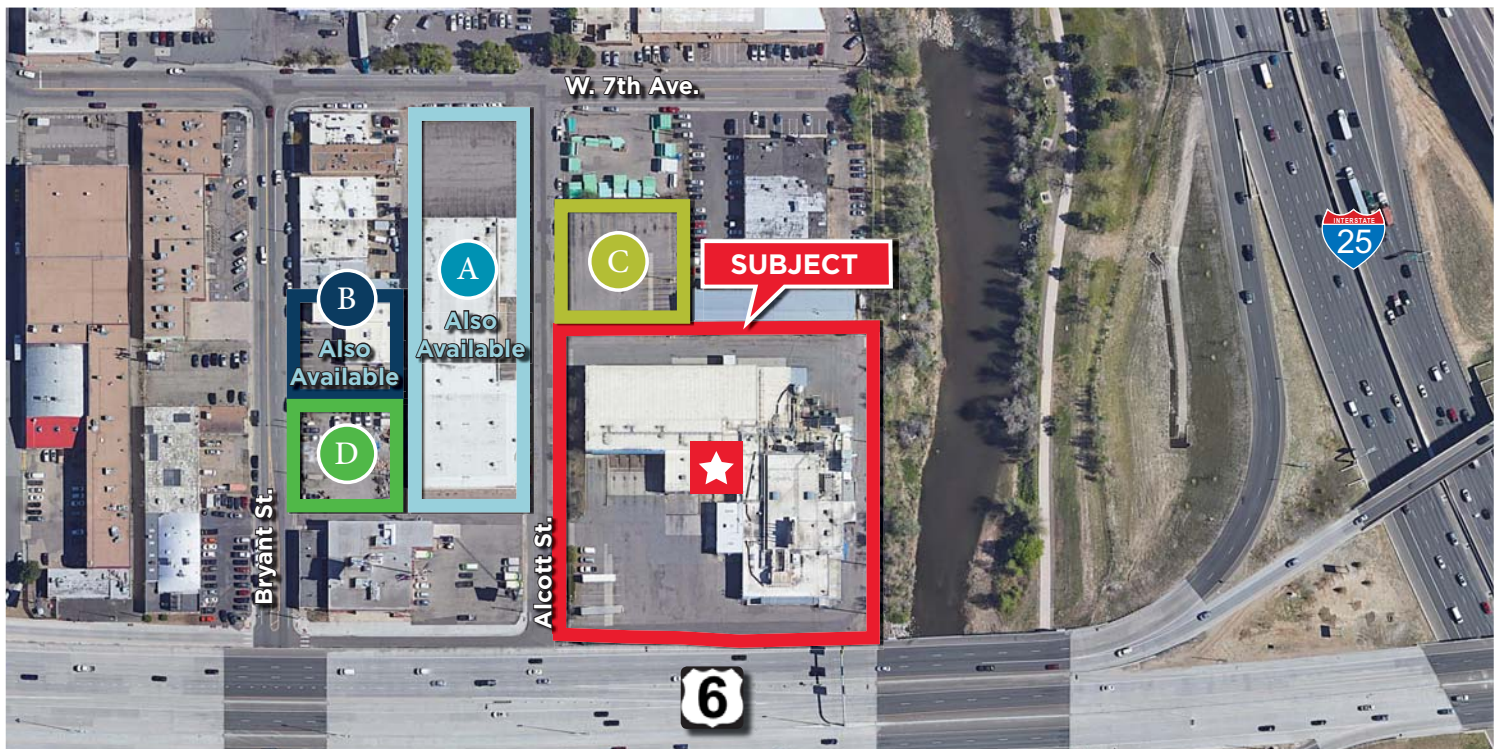
SALE PRICE	Negotiable
LEASE RATE	\$12.50/SF NNN
SIZE (APPROXIMATE, TO BE VERIFIED)	Total: 52,523 SF Office: ±2,000 SF Cooler: ±22,000 SF Freezer: ±4,500 SF Production: ±24,000 SF
YEAR BUILT	1998
ZONING	I-A, UO-2
LOADING	12 Dock-high doors
CEILING HEIGHT	12' - 22'
ESTIMATED POWER	3,000 Amp / 480 Volt / 3-Phase 1,000 Amp / 208 Volt / 3-Phase
WATER LINE	Two 1.5" Lines





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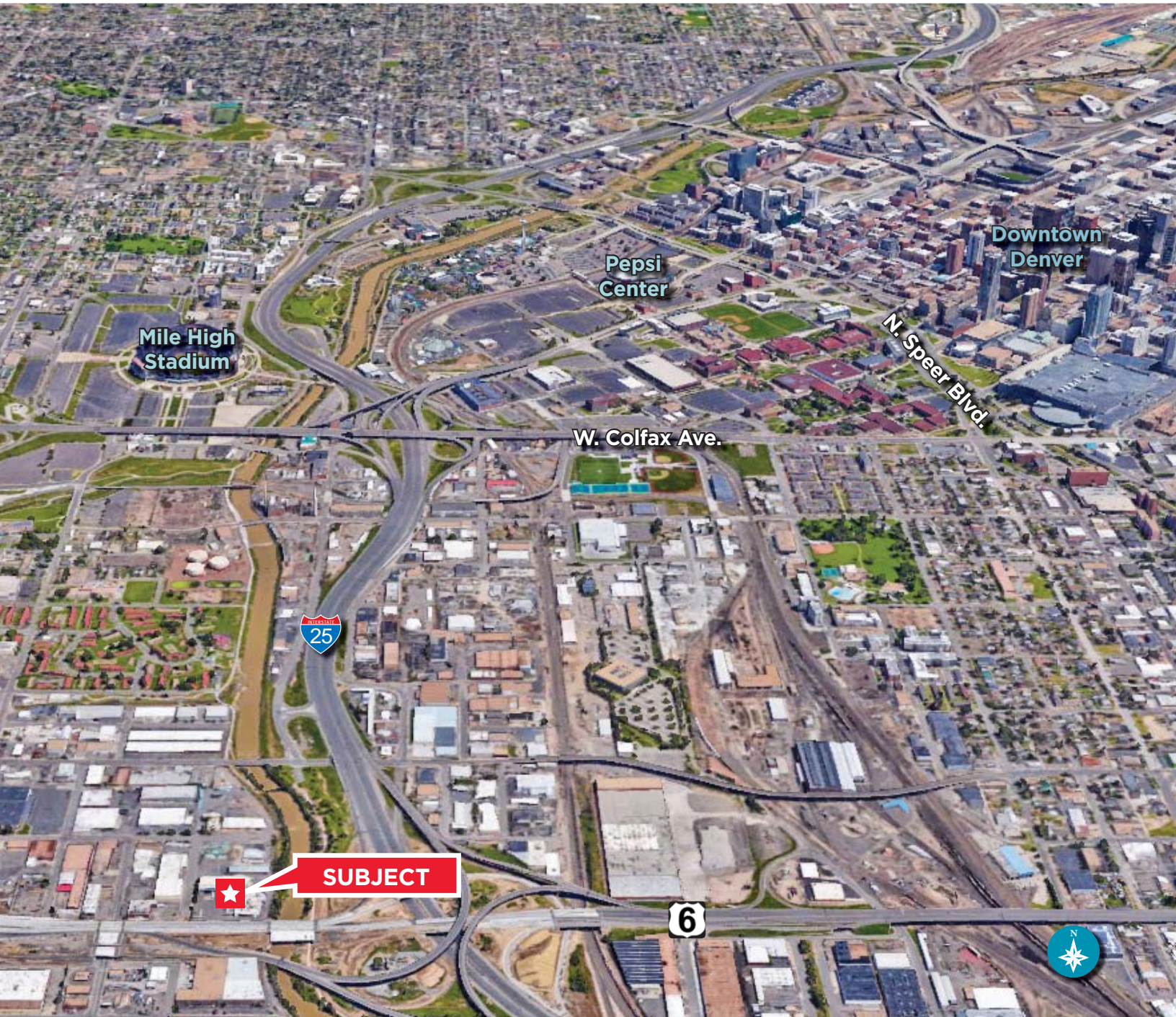
	BUILDING	CURRENT USE	ADDRESS	ZONING	BUILDING SF	LAND SF
★	SUBJECT	Food Production Plant and Cooler	2401 West 6th Avenue	I-A	52,523	130,440
A	ALSO AVAILABLE FOR SALE/LEASE	General Warehousing	677 North Alcott Street	I-A	37,218	59,393
B	ALSO AVAILABLE FOR SALE/LEASE	General Office	646 Bryant Street	I-A	5,937	9,378
C	ALSO AVAILABLE FOR SALE/LEASE	Land	652, 666, 672 Alcott Street	I-A	-	23,281
D	ALSO AVAILABLE FOR SALE/LEASE	Land	624 Bryant Street	I-A	-	21,866





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