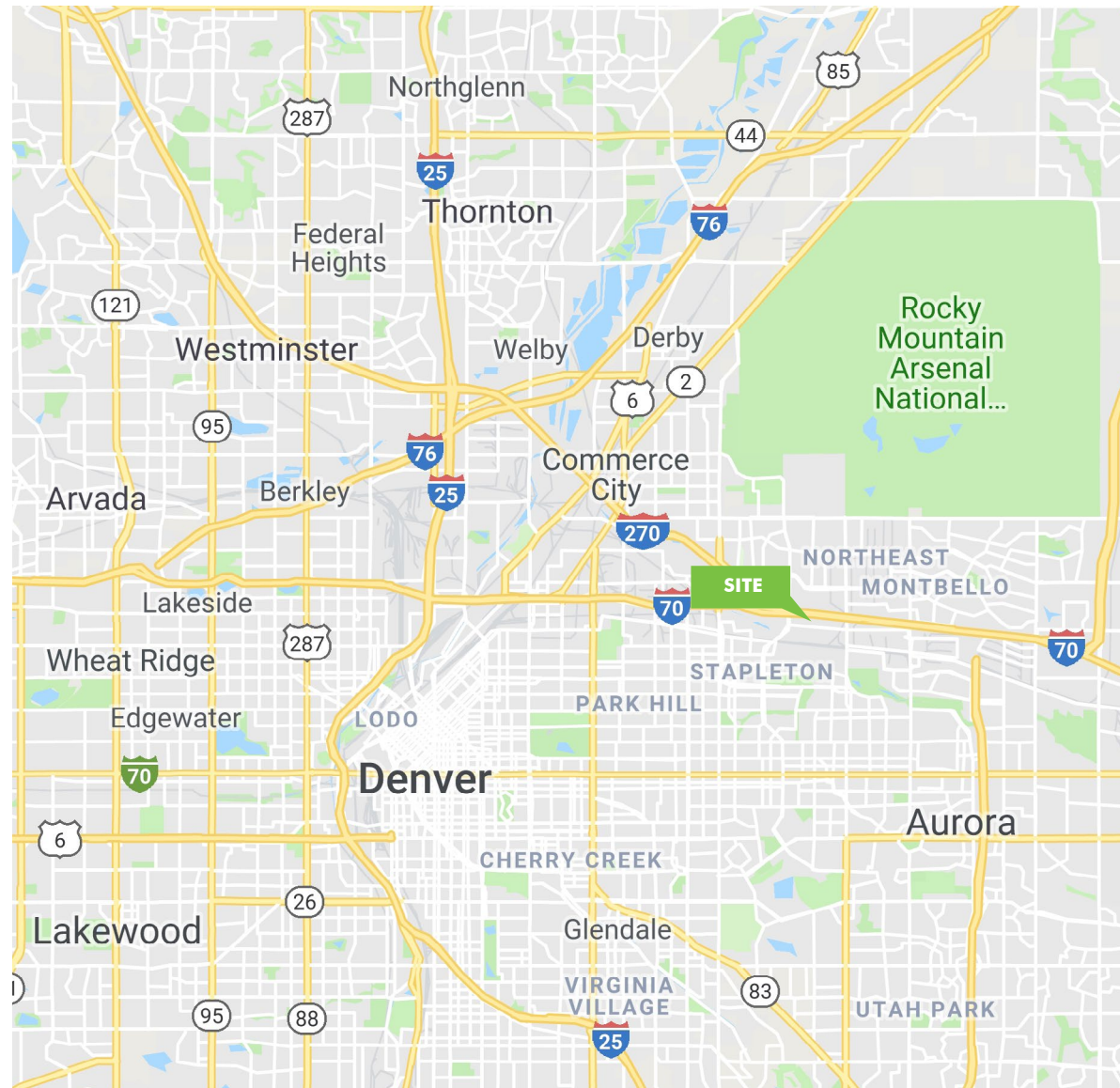


FOR SALE FREESTANDING BUILDING

9575
EAST 40TH AVE.
Denver, CO



LOCATION MAP



FOR SALE

FREESTANDING BUILDING

9575
EAST 40TH AVENUE
Denver, CO

EXCELLENT STAPLETON LOCATION WITH I-70 VISIBILITY



BUILDING FEATURES

BUILDING SF:	9,023 SF
SITE SIZE:	12.94 AC
LOADING:	Drive-in doors
CLEAR HEIGHT:	16'
ZONING:	I-IMX, 12 (Denver County)
TAXES:	\$231,992.69 (2017)
SALE PRICE:	\$13,000,000

- + New state-of-the-art auto retail facility built in 2015
- + Large paved fenced yard
- + Highway visibility from I-70
- + 236,236 vehicles per day (I-70 West of Havana)
- + Stand-alone car wash
- + [Denver zoning map \(link\)](#)
- + [M-IMX, UO-2 zoning \(link\)](#)
- + [Property Taxation and Assessment System \(link\)](#)



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