

4201 East 48th Avenue
Denver, Colorado

M B R C

PRICE
REDUCED!

Owner / User Sale:

~~\$2,750,000~~

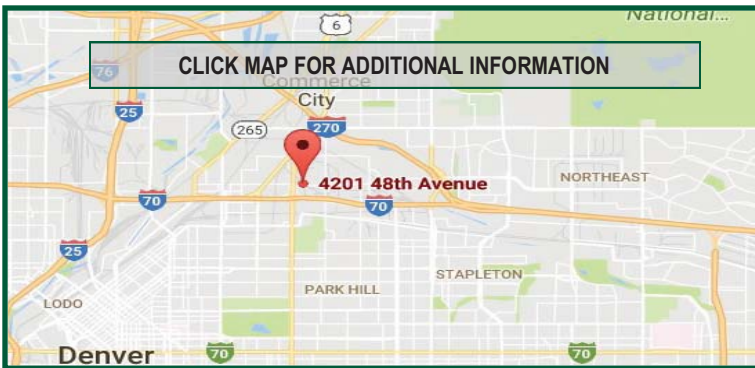
\$2,600,000

19,750SF on +/- 1.05 acres

Rail Served, BNRR Spur

Fully Sprinklered Ordinary Hazard

Fenced Outdoor Storage



PROPERTY DESCRIPTION:

Versatile centrally located warehouse. This location provides excellent access to I-70, I 25, & I-270.

IMPORTANT FEATURES:

- Zoning I-B (MJ permissible use)
- 4 Dock High Doors
- Electrical: Three Phase 200a / 208v
- Recently Remodeled Offices
 - New windows
 - New LED lighting
 - New Bathrooms
 - New Storefront & Awning
- Fenced Yard Space

MICHAEL BLOOM
REALTY COMPANY

300 S. Jackson St. Suite 440 • Denver, CO 80209
Main (303) 295-2525 • Fax (303) 298-1919

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**PROPERTY
BOUNDARY**

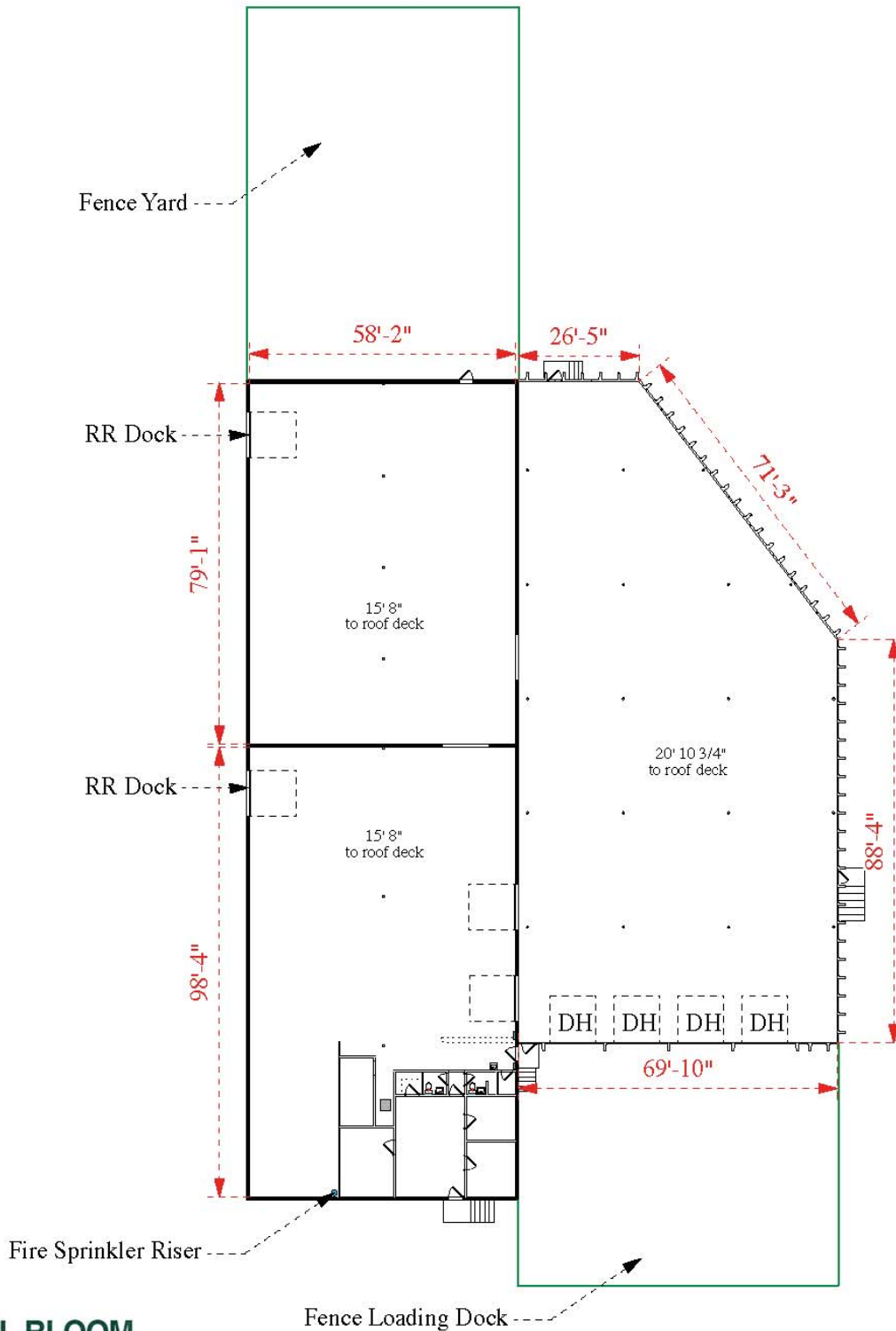
**SEE
ATTACHED
SURVEY**

4201 E 48th AVENUE

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4201 East 48th



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Building Floor Plan
Scale: 1/32" = 1'-0"