

~~Original Price: \$3,100,000~~

New Price: \$2,500,000

Owner/User Industrial Building

13,992 SF Building | 33,541 SF Lot

Minutes from Downtown Denver in Colorado

Opportunity Zone



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REQUIRED

PROPERTIES

FOR SALE

5981 Marion Drive, Denver, CO 80216

Price: \$2,500,000



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REQUIRED
PROPERTIES

PROPERTY OVERVIEW

Address	5981 Marion Drive Denver, CO 80216
County	Adams (Unincorporated)
Price	\$2,500,000
Building Size	13,992 SF
Land Size	33,541 SF (.77 AC)
Clear Height	14'
Year Built	1979
Loading	Drive-Ins: (1) 14'x12', (4) 10'x10' Dock-High: (1) 10'x10'
Power	1400 Amp, 3 Phase 220 (to be verified)
Zoning	I-2
Parking	18+ Spaces
Access	4-way interchange at I-25 & 58 th Ave Nearby access for I-25, I-70, I-76 & I-270





LOCATION

- Less than 10 minutes from Downtown Denver
- Central Denver location with access to I-25, I-70, I-76 and I-270
- 4-way interchange at I-25 and E-58th Ave

58TH AVENUE EXPANSION

- Widening of infrastructure and accessibility to 4 lanes

OPPORTUNITY & ENTERPRISE ZONE

- Located in a Adams County designated enterprise zone and [Colorado Opportunity Zone](#)
- [Tax credits](#) available for businesses relating to investment, job creation, health insurance, research and development, vehicles, and manufacturing

OUTDOOR STORAGE

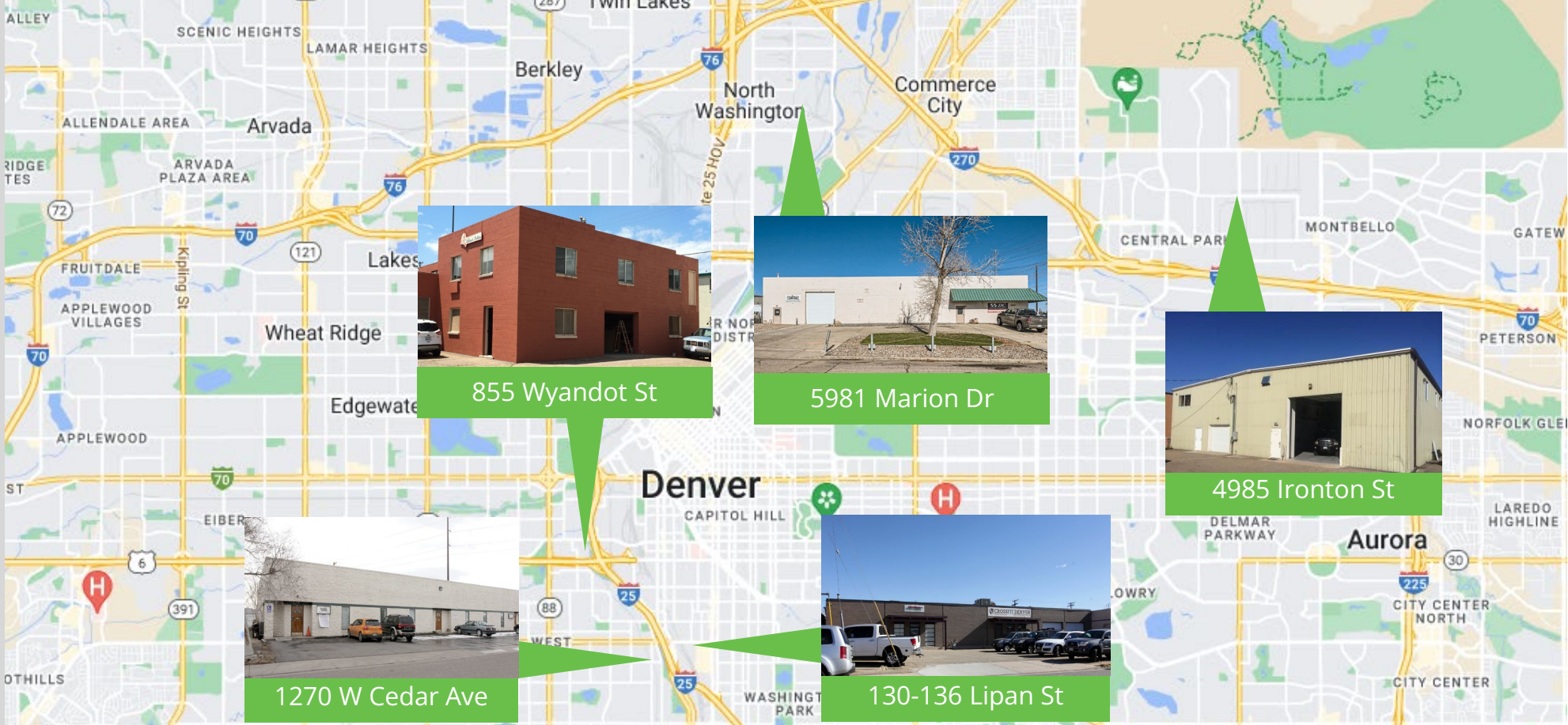
- Outdoor storage permitted, see [Adams County Zone District Regulations](#)

AREA MAP



PHOTOS





Address	Price	Price/SF	Building Size	Year Built
1270 W Cedar Ave Denver, CO	\$2,300,000	\$259	8,868 SF	1980
855 Wyandot Street Denver, CO	\$1,700,000	\$220	7,712 SF	1962
130-136 Lipan Street Denver, CO	\$2,640,000	\$240	11,000 SF	1967
4985 Ironton Street Denver, CO	\$2,500,000	\$239	10,441 SF	1976
Average	\$2,285,000	\$240		
5981 Marion Drive Denver, CO	\$2,500,000	\$179	13,992 SF	1979

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