

FOR LEASE

5001 E 38th Avenue. Denver, CO

Flex/Light Industrial Space - Available For Lease



5001 E 38th Avenue is a single-tenant freestanding flex/light industrial building located in Denver's Quebec Street Industrial Submarket, just minutes from multiple highways including I-70, I-25, I-76, I-270 & I-225. This property offers excellent access to key logistics corridors and serves as a strategic base for companies involved in light manufacturing, distribution, service, or storage.

The building is situated on 0.46 acres and features approximately 75% warehouse and 25% office with two (2) drive-in doors, loading ramp, heavy power, fenced yard space plus ample off-street parking. Recent office space updates are a bonus your employees will appreciate!

5001 E 38th Avenue. Denver, CO



FOUNTAINHEAD
COMMERCIAL



Property Details

Space Available: 9,968 SF

Rental Rate: Contact Broker

NNN: \$5.30/SF

Space Type: Flex/Light Industrial

Land Area: 0.46 Acres

Tenancy: Single Tenant

Power: Heavy (to be verified)

Zoning: Industrial (I-MX-3)

Clear Height: 14' - 16'

Loading: 2 Drive-In Doors

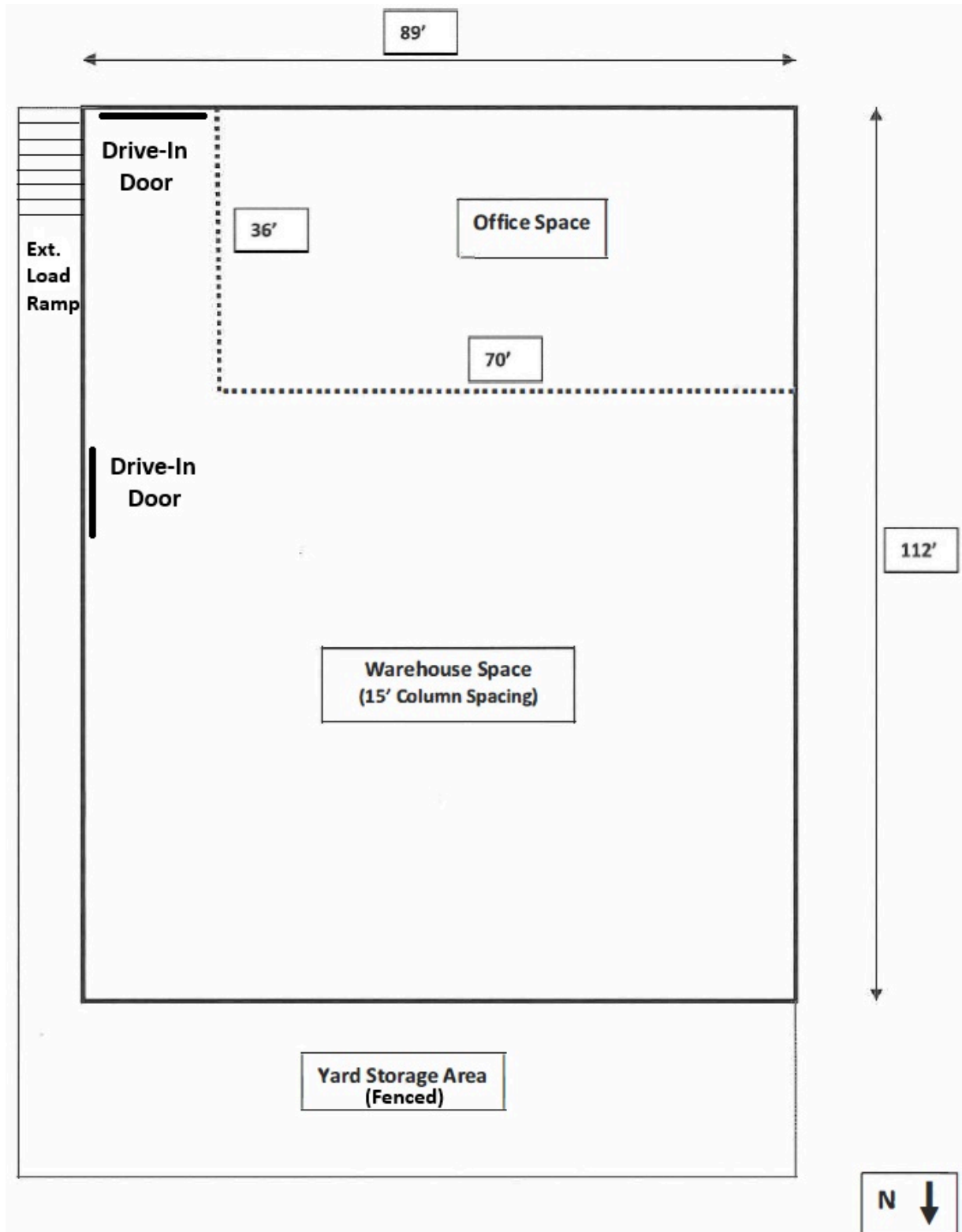
Parking: Off-Street



FOR LEASE

5001 E 38th Avenue. Denver, CO

Site Plan

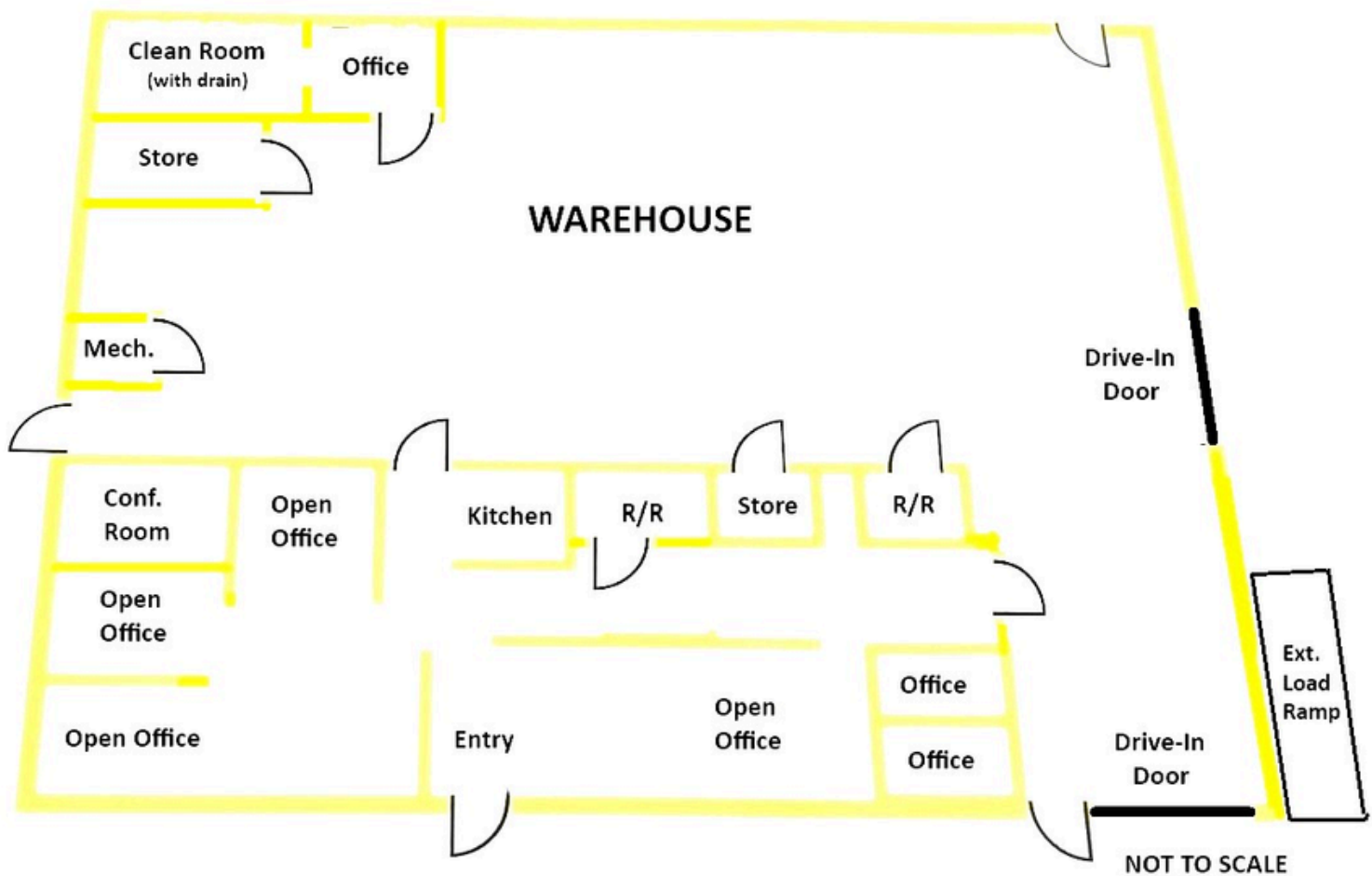


5001 E 38th Avenue. Denver, CO



FOUNTAINHEAD
COMMERCIAL

Space Plan



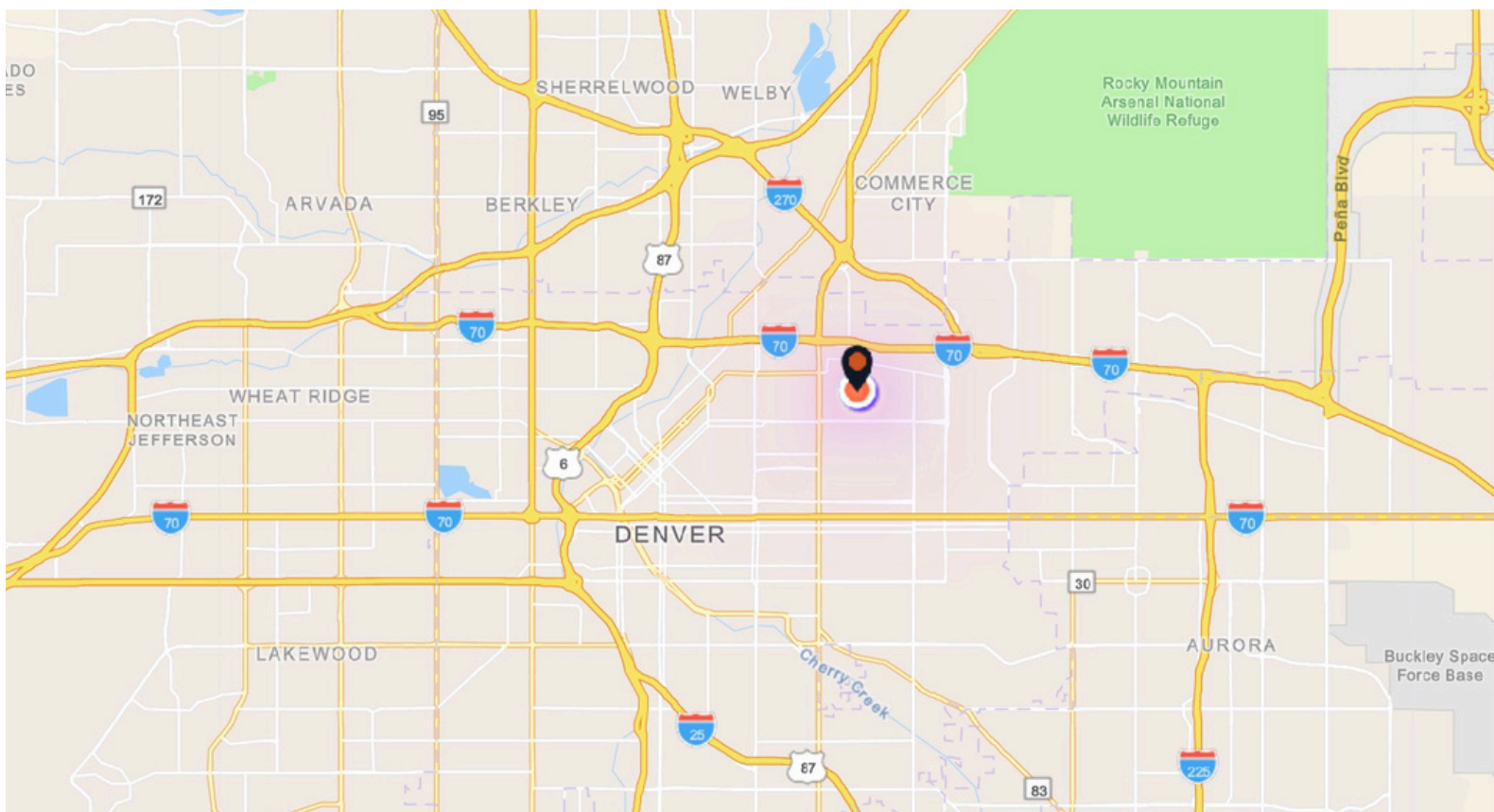
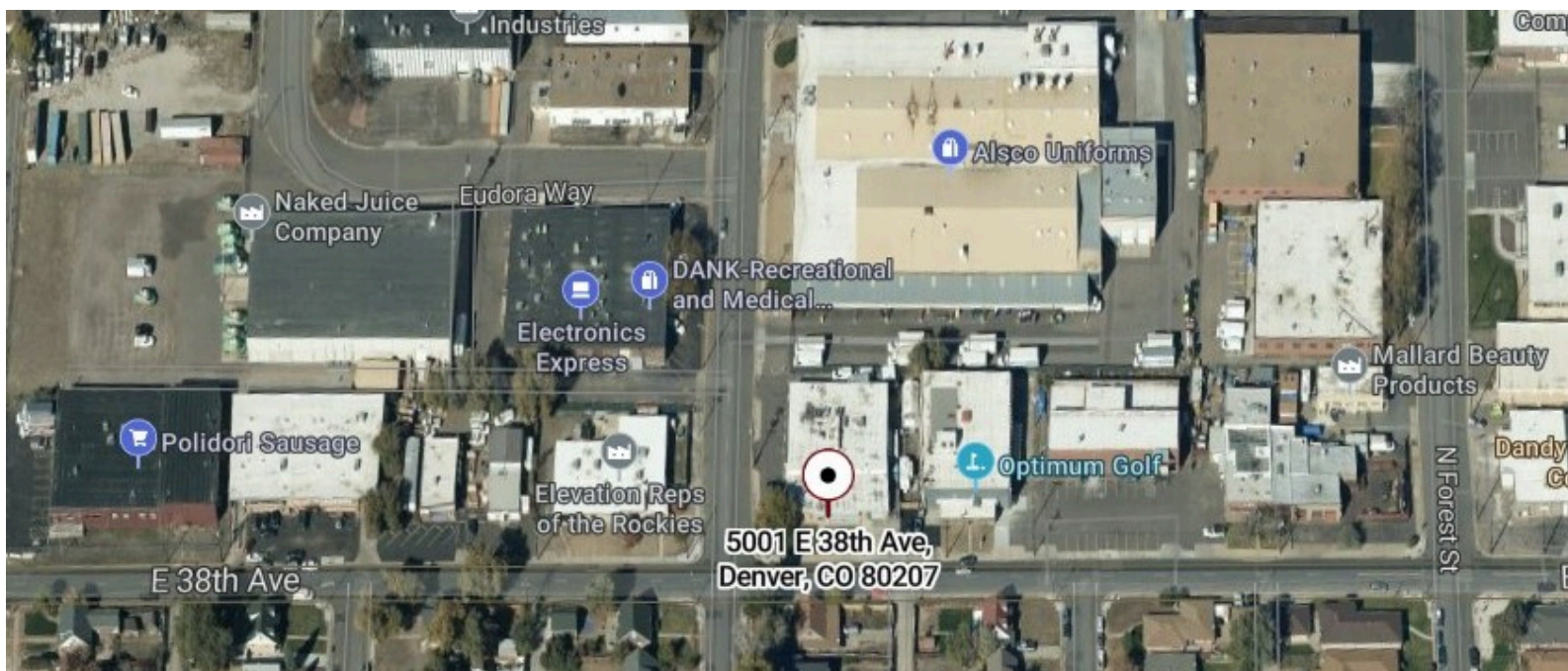


FOUNTAINHEAD
COMMERCIAL

FOR LEASE

5001 E 38th Avenue. Denver, CO

Maps



FOUNTAINHEAD
COMMERCIAL

Lowrey Burnett | CCIM
LBurnett@FountainheadCommercial.com