

# Building for Sale

10645 E. 47th Avenue,  
Denver, CO 80239



## PROPERTY DESCRIPTION

10645 E. 47th Avenue is a freestanding industrial building situated on a 0.58-acre lot (25,100 SF) within Denver's Montbello Industrial Park. The property offers a strategic location with convenient access to I-70, Denver International Airport (DIA), and downtown Denver. The building features heated and cooled office space on both the first and second floors and the warehouse area is equipped with two independent heating units. The office area includes a receiving area, break room/kitchen, open storage and two offices.

## BUILDING SUMMARY

SALE PRICE	\$2,499,500
BUILDING SIZE	12,707 SF
LOT SIZE	25,100 SF
OFFICE SF	+/- 3,100 SF (incl. +/- 2,180 SF on 2 <sup>nd</sup> floor)
DRIVE IN DOORS	1 (Ramped)
DOCK HIGH DOOR	1
POWER	3 Phase, 350 a/240v (per Costar, to be verified)
CLEAR HEIGHT	18 Feet
YOC	1968
CONSTRUCTION TYPE	Masonry
ZONING	I-B
TAXES, 2024	\$34,279



**JUSTIN RAYBURN**

[jrayburn@fountainheadcommercial.com](mailto:jrayburn@fountainheadcommercial.com)

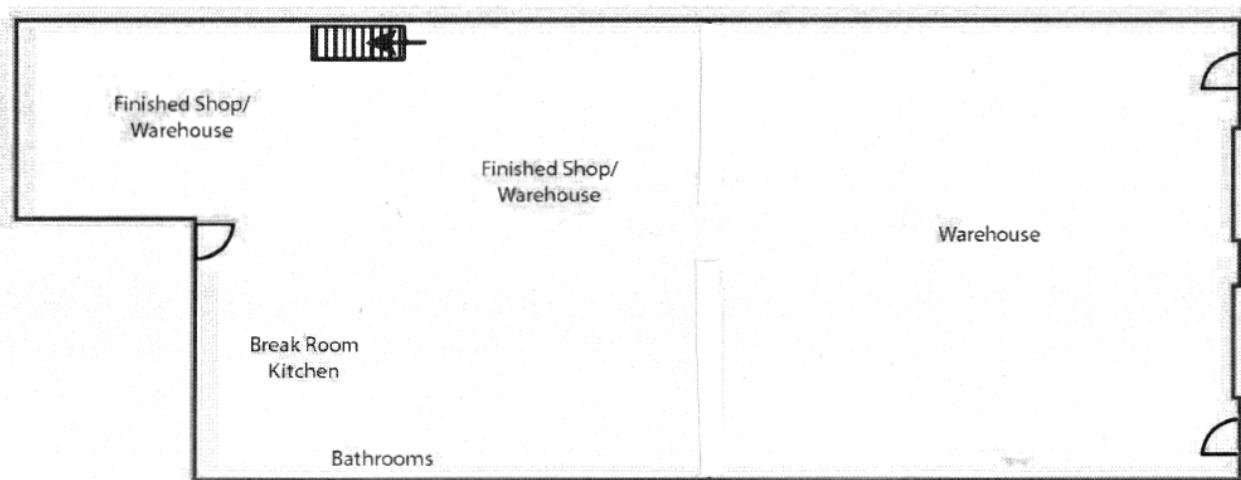
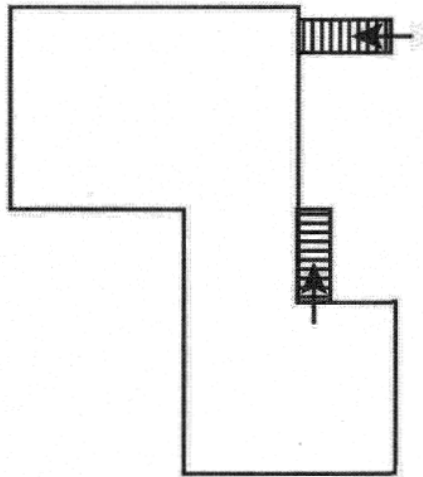
303.249.3730

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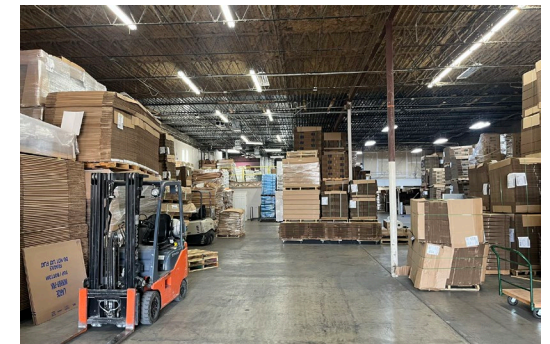
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## FLOOR PLAN



## PROPERTY PHOTOS



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## LOCATION AERIAL



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