



**BRIT BANKS**  
**Senior Broker Associate**

Direct: 303.945.2020  
Cell: 303.903.9775  
bbanks@deancallan.com

**TORREY PATTERSON**  
**Broker Associate**

Direct: 720.826.2291  
Cell: 303.514.4559  
tpatterson@deancallan.com

**DEAN CALLAN & COMPANY, INC.**

1510 28th Street, Suite 200  
Boulder, Colorado 80303  
303.449.1420 | [www.deancallan.com](http://www.deancallan.com)

# INDUSTRIAL BUILDING FOR SALE

**5805 EAST 42ND AVENUE  
DENVER, COLORADO 80216**

Introducing an exceptional opportunity at 5805 East 42nd Avenue, Denver, CO—a versatile industrial building formerly used for food distribution. Spanning 56,118 SF, this property features a vast warehouse, a 10,109 SF freezer/cooler, a range of versatile load areas including potential Rail Access via Union Pacific, open office spaces, private offices, a full kitchen, and a kitchenette/breakroom. With strategic positioning providing excellent connectivity to Metro Denver's thoroughfares, this space stands as a key asset for businesses seeking flexibility and functionality.

**Call us for more information and to set up a tour.**



**VIRTUAL TOUR**

<https://youtu.be/9jmfUn1aJbU>



5805 EAST 42ND AVENUE

## DISCLOSURE

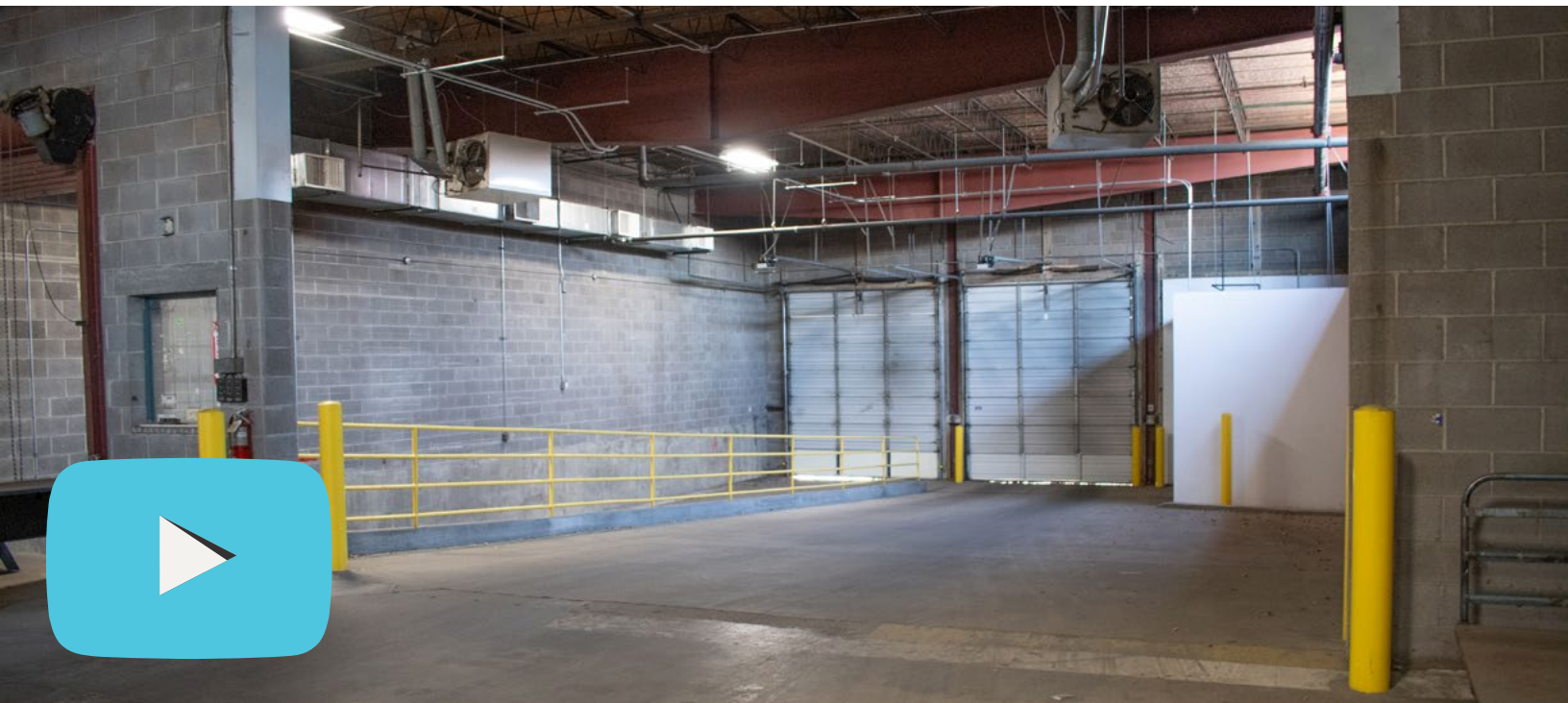
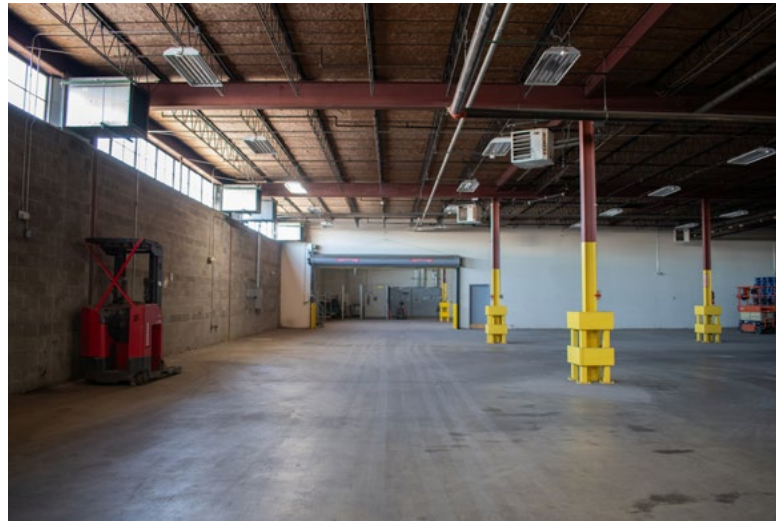
*This Offering Memorandum is provided for the purpose of allowing a potential investor to evaluate whether there is interest in proceeding with further discussions regarding a possible purchase of or investment in 5805 East 42nd Avenue, Denver, CO 80216. The potential investor is urged to perform its own examination and inspection of 5805 East 42nd Avenue and information relating to same and shall rely solely on such examination and investigation and not on this offering or any materials, statements or information contained herein or otherwise provided.*

*The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.*



*All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.*





*All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.*

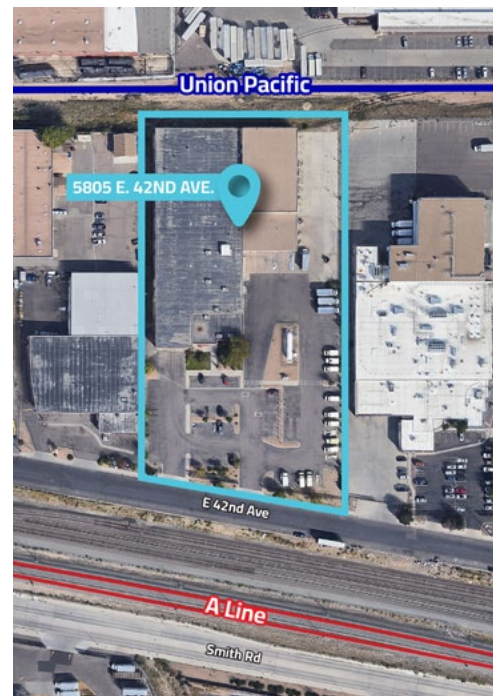
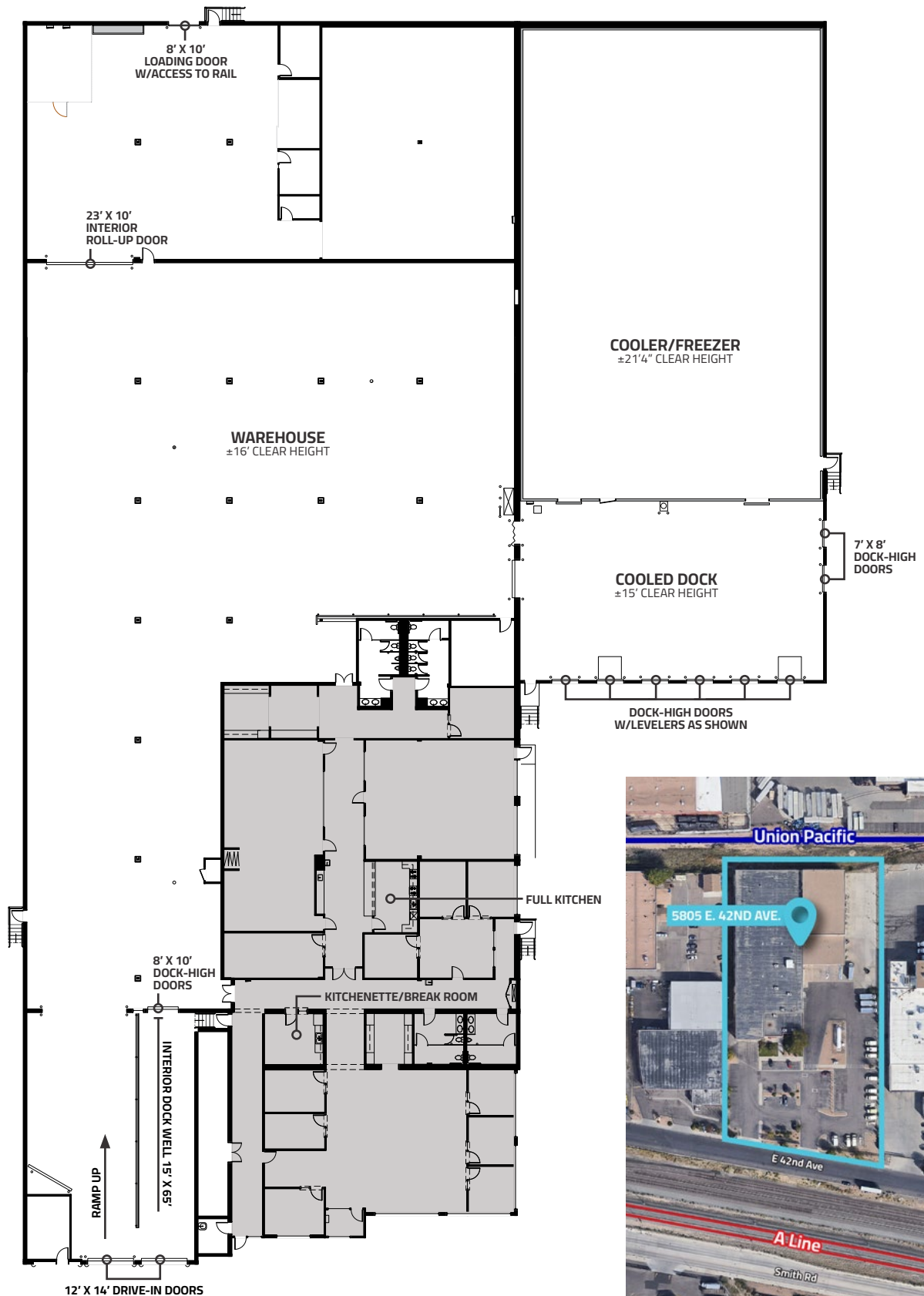
**TERMS & BUILDING  
INFORMATION**

Location:	5805 East 42nd Avenue Denver, Colorado 80216
Price:	\$7,900,000 (\$140.77/SF)
Total Building Square Footage:	56,118 SF (Assessor)
Freezer Space:	10,109 SF
Office Space:	11,801 SF
Lot Size:	3.81 Acres
Year Built:	1964
Zoning:	I-B
Taxes:	\$102,984.90 (2022)
Power:	6400-amps, 3-phase, 480-volts (TBV)
Sprinklered:	ESFR (TBV)
Clear Height:	Warehouse is ±16'   Freezer is ±21'4"   Cooled dock is ±15'
Loading:	8 dock high doors (7' x 8')   1 interior dock high door (8' x 10') 2 oversized drive-in doors (12' x 14')
Office/Warehouse Roof Type:	60 mil EPDM adhered. Estimated to be less than 15 years old with 10-15 years of useful life remaining.
Freezer/Cooled Dock Roof Type:	60 mil EPDM ballasted. Estimated to be less than 10 years old with 10-15 years of useful life remaining.
HVAC:	Seven roof top units provide heat/cool for the office area, several gas-fired unit heaters provide heat in the warehouse, a substantial air exchange system provides ventilation to run trucks inside the warehouse and the freezer/cooled-dock areas have independent HVAC equipment.
Parking:	88 Spots + 24 truck plug-ins
Tours:	Property tours are available upon request. To schedule a property tour, please call Dean Callan & Company at 303.449.1420.

*All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.*

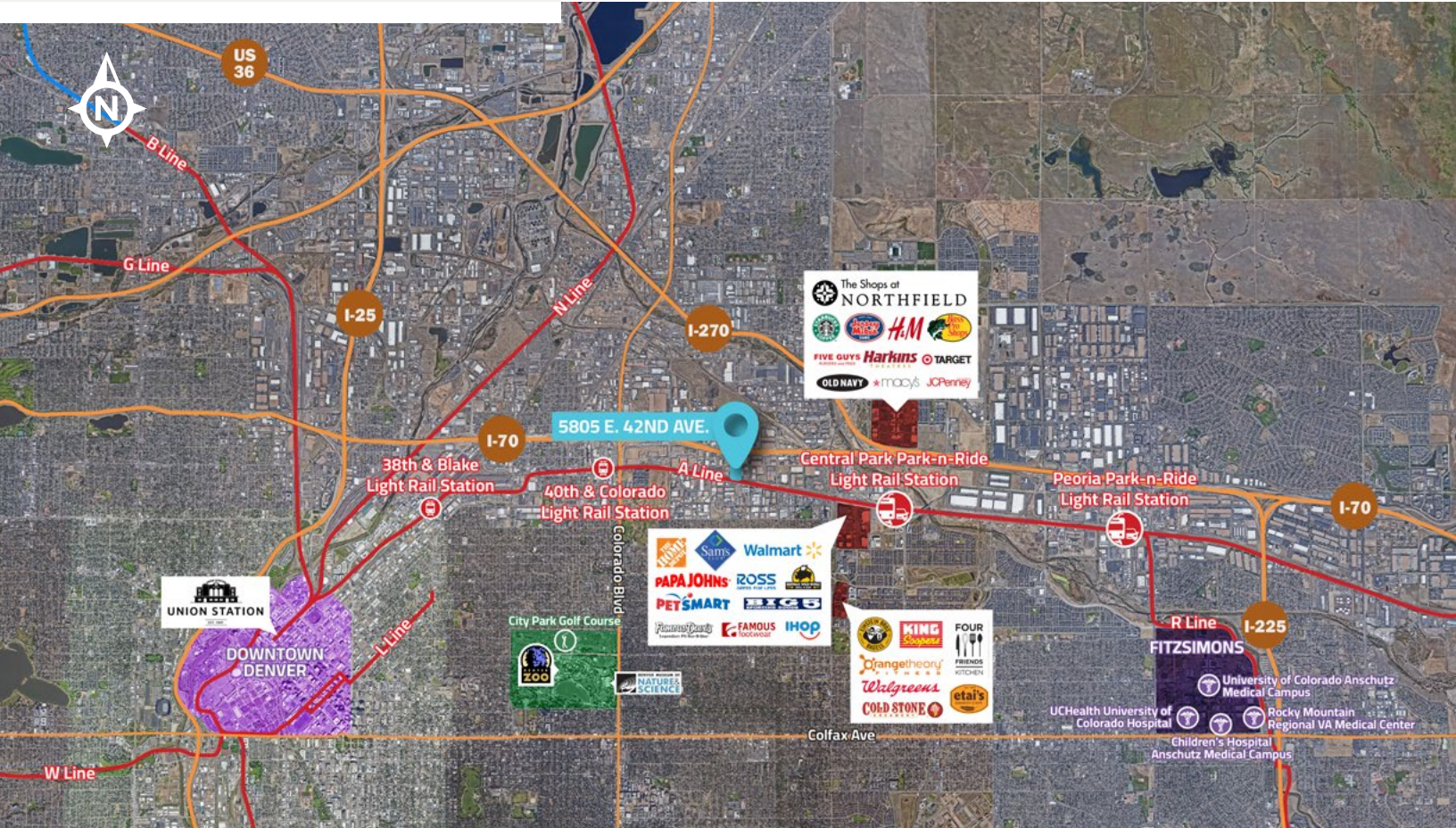


## FLOOR PLAN



All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.





**BRIT BANKS**  
**Senior Broker Associate**  
 Direct: 303.945.2020  
 Cell: 303.903.9775  
 bbanks@deancallan.com

**TORREY PATTERSON**  
**Broker Associate**  
 Direct: 720.826.2291  
 Cell: 303.514.4559  
 tpatterson@deancallan.com

**DEAN CALLAN & COMPANY, INC.**  
 1510 28th Street, Suite 200  
 Boulder, Colorado 80303  
 303.449.1420 | [www.deancallan.com](http://www.deancallan.com)



**VIRTUAL TOUR**  
<https://youtu.be/9jmfUn1aJbU>



*All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.*