

FOR SUBLEASE

1721 E 58TH AVE

DENVER, CO 80216

innovate
COMMERCIAL REAL ESTATE



› PROPERTY OVERVIEW

\$8.73

NNN / SF / YR

18,500 SF

TOTAL AVAILABLE SF

\$16.44

TOTAL / SF / YR

Property Summary

TOTAL AVAILABLE SF	18,500 SF
BUILDING TYPE	Industrial
YEAR CONSTRUCTED	1986
CONFIGURATION	Office / warehouse mix, 1st & 2nd floor
LOADING	3 Dock High Doors
CLEAR HEIGHT	15 Ft
COLD STORAGE	3 Freezers / 2 Walk-in Coolers
SUBLEASE TERM	Through 5/31/2028
NNN'S (EST.)	\$7.71 /SF/YR
TOTAL RATE	\$16.44 /SF/YR
LEASE TYPE	NNN Sublease



◆ Take advantage of a rare, turnkey food manufacturing opportunity in the highly sought-after **City View Park industrial complex**. Perfectly suited for industrial bakers, catering operations, or cold-storage distributors, this meticulously configured facility is ready for immediate operation.

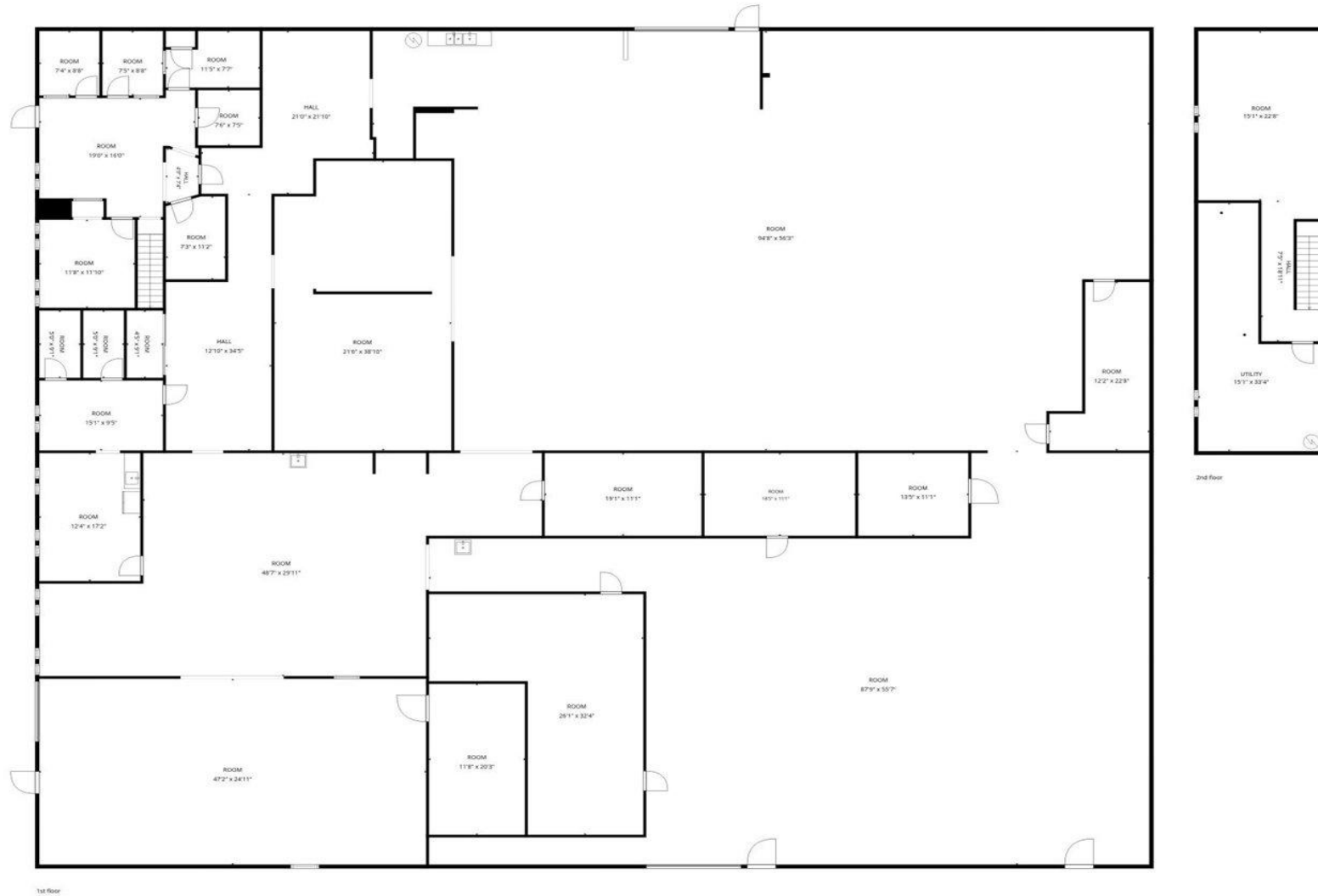
◆ Situated right off East 58th Avenue and Franklin Street in unincorporated Adams County, this location offers unparalleled logistics advantages. Enjoy rapid, central access to Denver's major transit arteries (I-25, I-70, and I-270), placing your distribution network minutes away from the entire metro area.



PHOTOS



› FLOOR PLAN



› MARKET SNAPSHOT

City View Park - North Denver Industrial

1721 E 58th Avenue sits within **City View Park**, an established industrial complex just off East 58th Avenue and Franklin Street in unincorporated Adams County, on Denver's north side.

The location puts tenants minutes from I-25, I-70, and I-270, with direct reach across the metro area and to the region's primary freight corridors, a central distribution point for food production, catering, and cold-storage operators serving the Denver market.

The building's existing freezers, walk-in coolers, dock-high loading, and office/warehouse configuration allow a food operator to move in and begin operating without a costly build-out.



› CONTACT AND DISCLAIMER



PREPARED BY

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