



**LOCAL EXPERTS.  
INDUSTRIAL STRENGTH.**

**FOR SALE**

**8021 E 100th Ave.,  
Henderson, CO**

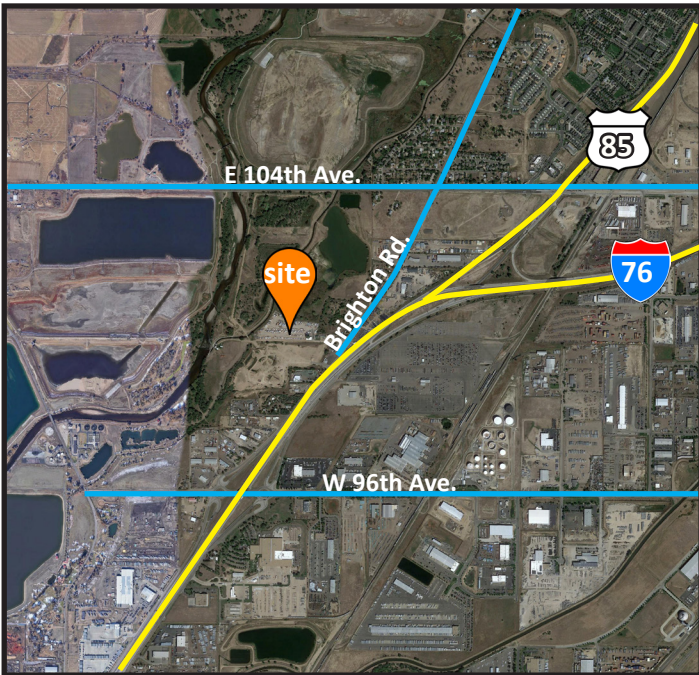


**9.4 ACRES  
7,500 SF (3 Buildings)**

**Sale Price: \$5,500,000**

**PROPERTY FEATURES:**

- Easy access to I-76 & Hwy. 85 from 96th Ave. or 104th Ave.
- Income in place with upside
- Unincorporated Adams County
- Enterprise Zone



<b>Building Size:</b>	7,500 SF (3 Buildings)
<b>Site Size:</b>	9.4 AC
<b>County:</b>	Adams
<b>Zoning:</b>	I-1 Unincorporated Adams
<b>Taxes (2020):</b>	\$24,323.52
<b>Sale Price:</b>	\$5,500,000

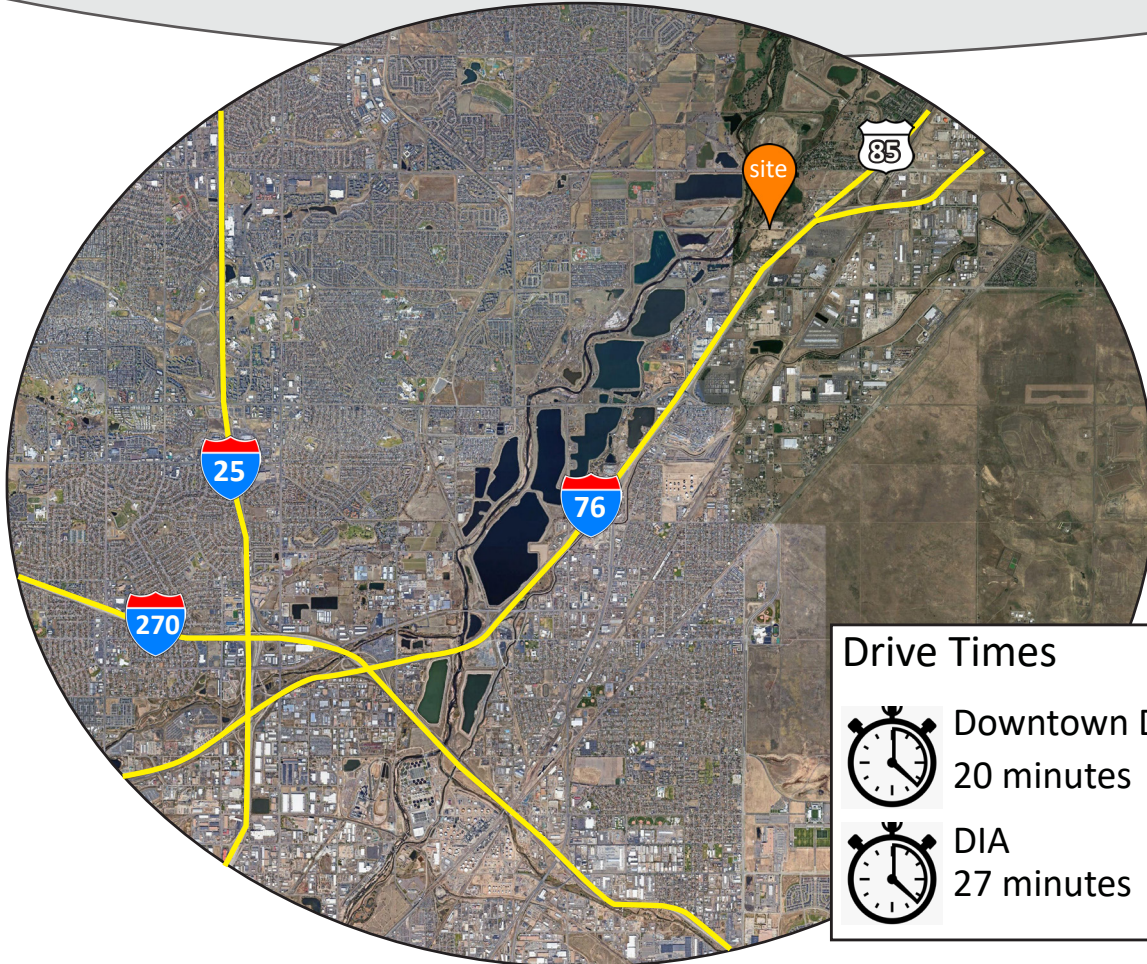
© 2021 Ringsby Realty Corp. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Ringsby Realty Corp. and the Ringsby Realty Corp. logo are service marks of Ringsby Realty Corp. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of Ringsby Realty Corp. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



**LOCAL EXPERTS.  
INDUSTRIAL STRENGTH.**

**FOR SALE**

**8021 E 100th Ave.,  
Henderson, CO**



**Drive Times**

-  Downtown Denver  
20 minutes
-  DIA  
27 minutes



**LOCAL EXPERTS. INDUSTRIAL STRENGTH.**



1336 Glenarm Place | Suite 200  
Denver, CO 80204  
[www.ringsbyrealty.com](http://www.ringsbyrealty.com)

**Tim Gilchrist**  
[tim@ringsbyrealty.com](mailto:tim@ringsbyrealty.com)  
(303) 991-3821

**Brian Wilkes**  
[brian@ringsbyrealty.com](mailto:brian@ringsbyrealty.com)  
(303) 892-0112