



**LOCAL EXPERTS.  
INDUSTRIAL STRENGTH.**

**FOR SALE**

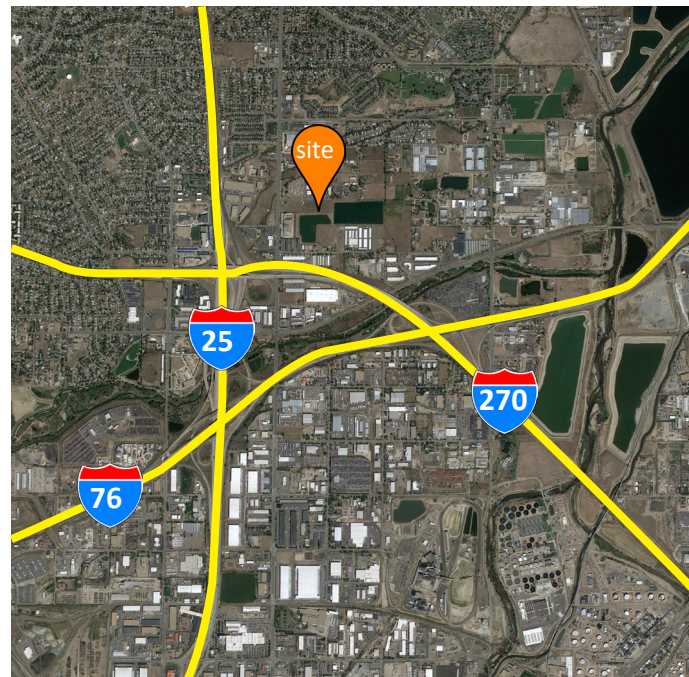
**900 E 75th Ave.  
Denver, CO**



**4.39 Acres of land  
Centrally located**  
Sale Price: \$1,950,000

**PROPERTY FEATURES:**

- LOCATED JUST OFF WASHINGTON & 75TH AVE
- GREAT ACCESS TO I-25, I-76, I-270 AND US-36
- UNINCORPORATED ADAMS COUNTY
- HIGH PROBABILITY OF ZONING CHANGE APPROVAL TO I-1
- ALL UTILITIES TO THE EDGE OF THE PROPERTY
- IDEAL FOR INDUSTRIAL USER OR DEVELOPER



<b>Site Size:</b>	4.39 Acres
<b>City / County:</b>	Denver / Unincorporated Adams
<b>Zoning:</b>	A-1
<b>Est. 2020 Taxes:</b>	\$153
<b>Sale Price:</b>	\$1,950,000



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