

# 4751-4755 E 46TH AVE. DENVER, CO

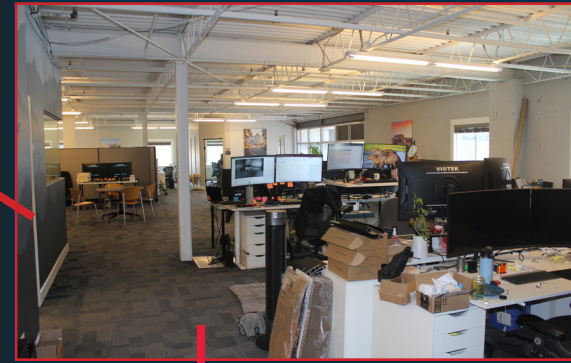
FOR LEASE & SALE



E 46th Ave.

Dahlia St.





## BUILDING FEATURES

<b>Building SF:</b>	56,376 SF
<b>Office SF:</b>	12,460 SF
<b>Loading:</b>	(2) drive-in doors (9) docks
<b>Zoning:</b>	I-B
<b>Sprinklered:</b>	Yes
<b>Clear Height:</b>	18'
<b>Power:</b>	1200 A, 480V, 3PH
<b>SALES PRICE:</b>	\$8,500,000

## AVAILABLE SPACE DETAILS

<b>Available SF:</b>	31,000 SF
<b>Loading:</b>	(6) docks
<b>LEASE RATE:</b>	Contact Broker
<b>NNN:</b>	\$3.09/SF
<b>Available On:</b>	January 2027 (early occupancy possible)

**Billboard Visibility:** This property features an on-site billboard with direct exposure to I-70's 200,000 vehicles per day, giving tenants unmatched brand visibility in one of Denver's busiest corridors — your name seen by thousands of commuters and freight drivers every single day.



## LOCATION ADVANTAGES:

- Direct I-70 access — both eastbound and westbound on/off ramps steps from the property
- Minutes from Downtown Denver and I-25/I-70 interchange
- Immediate access to I-270 connecting to I-76 and northern Front Range
- Central Denver location with access to all metro quadrants
- Located in Denver's most active industrial corridor 15 miles from Denver International Airport
- Easy employee access from Denver, Aurora, Commerce City, and Thornton

## TENANT AMENITIES

*Lifestyle & Convenience*



### Highway commute options

Easy access for employees commuting from North Denver, Aurora, Thornton, and Commerce City via I-70 and I-270.



### Large labor pool

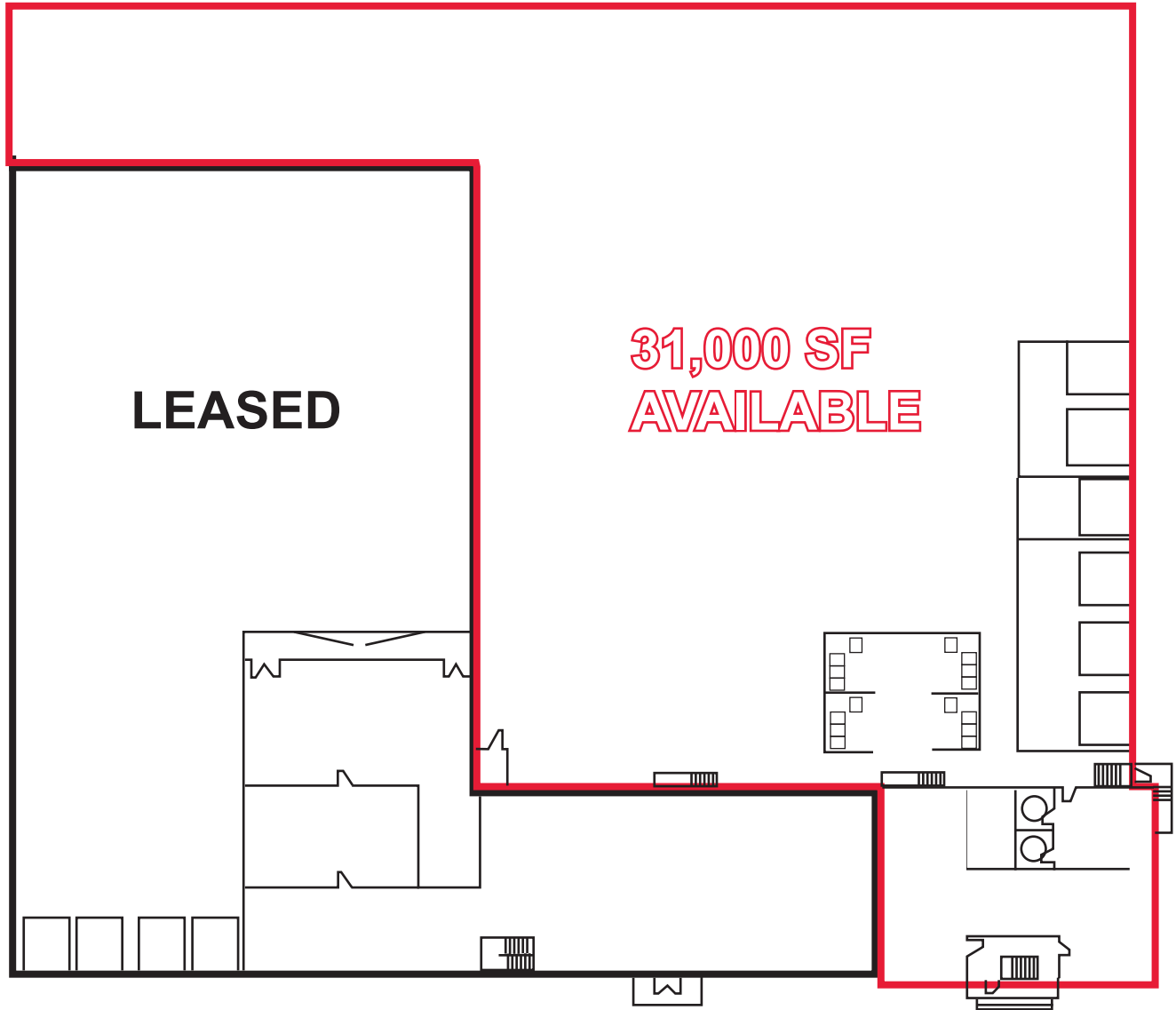
Located within one of Denver's densest industrial labor markets — strong availability of warehouse, logistics, and manufacturing workforce.



### Shops at Northfield

A large open-air retail and dining district offering restaurants, services, a movie theater, and everyday retail — easily reachable in under 10 minutes.

# BUILDING FLOOR PLAN



## LOCAL EXPERTS. INDUSTRIAL STRENGTH.

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