

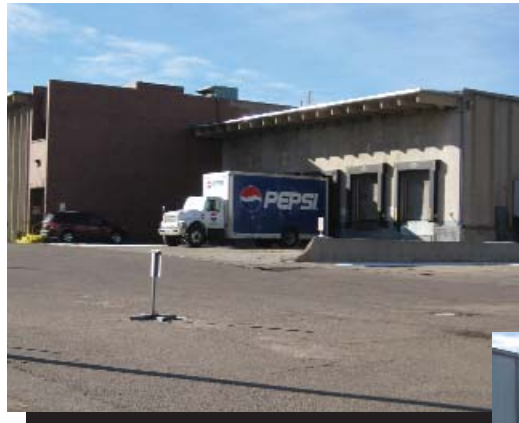
Food Production/Warehouse Facility **FOR SALE OR LEASE**



**5590 High Street
Denver, Colorado**

Property Details

- Former USDA/FDA certified facility
- Heavy Power
- Floor Drains
- Cooler/Freezer Space
- On site Waste Water Treatment Plant
- Great Central Location
- Rail Possible
- Current Phase I and survey can be provided
- Extensive canning equipment on site – may be purchased separately



**Lease Rate:
TBD**

**Sale Price:
\$5,495,000**



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FOR SALE OR LEASE

5590 High Street Denver, Colorado

Building Specifications

Building Size: 230,636 ± SF Total
110,636 ± SF Production
120,000 ± SF Warehouse
10,881 ± SF Office

Site Size: 11.58 Acres

Ceiling Height: 16' Production
21'-25' Warehouse

Loading: 3 Dock High (Production)
9 Dock high (Warehouse)
1 Drive-in (Warehouse)

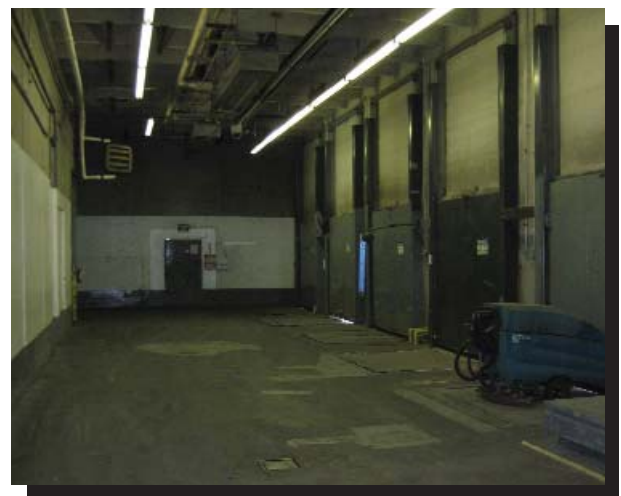
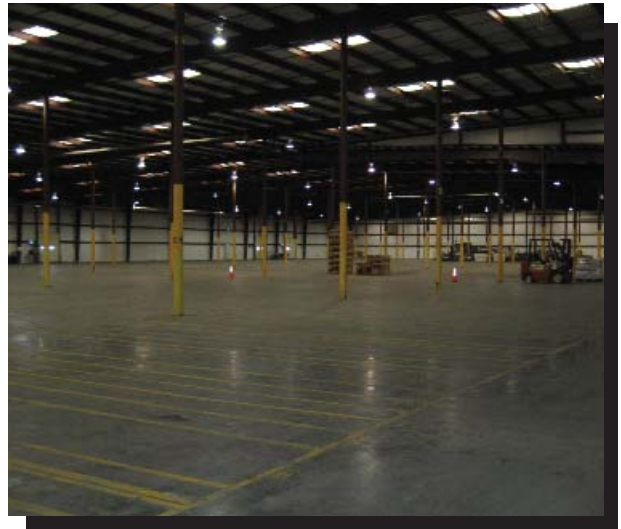
City: Denver

County: Unincorporated Adams

Taxes: \$127,389 (2006)

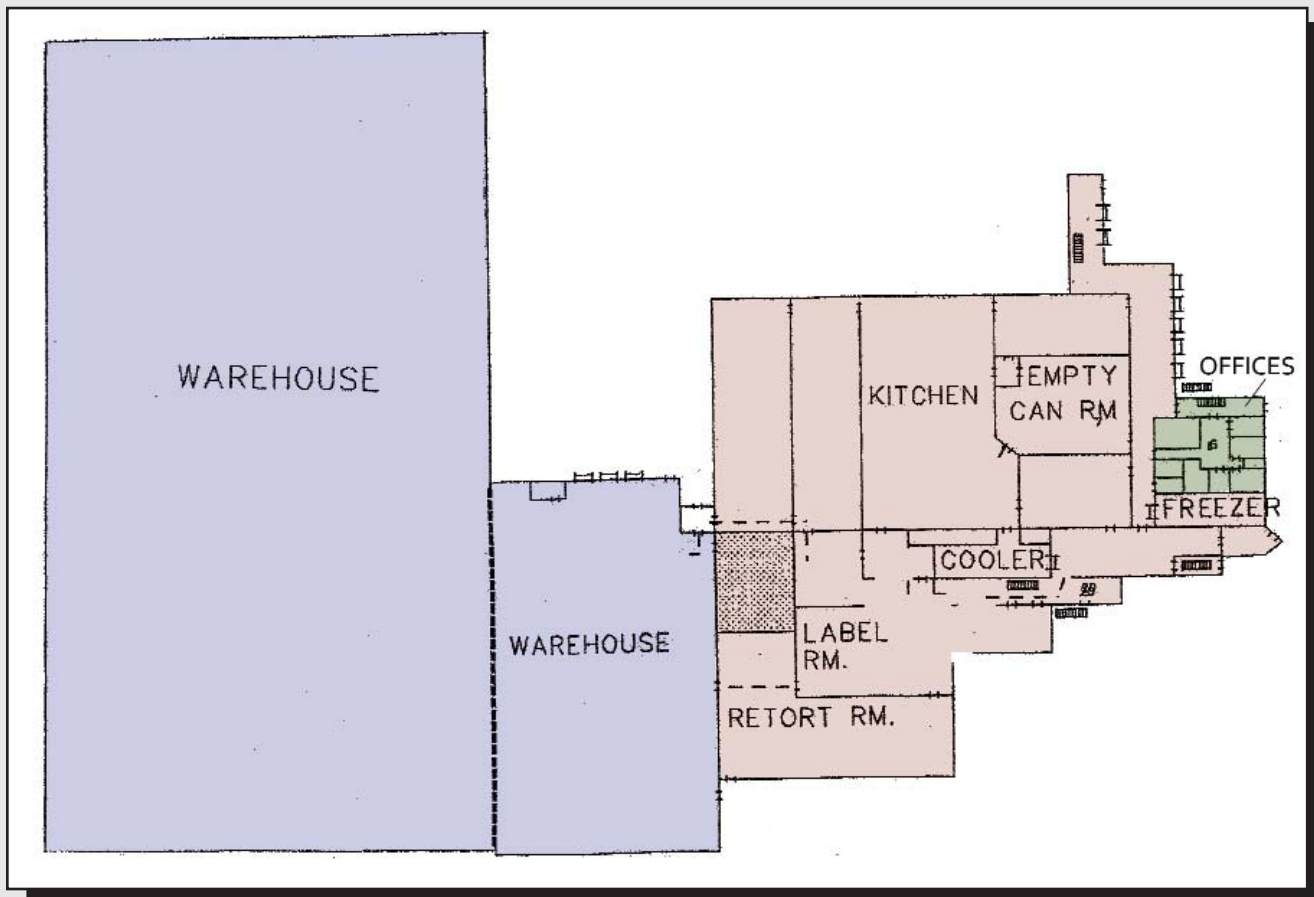
Zoning: I-2

YOC: 1944/1970 (Production)
1998 (Warehouse)



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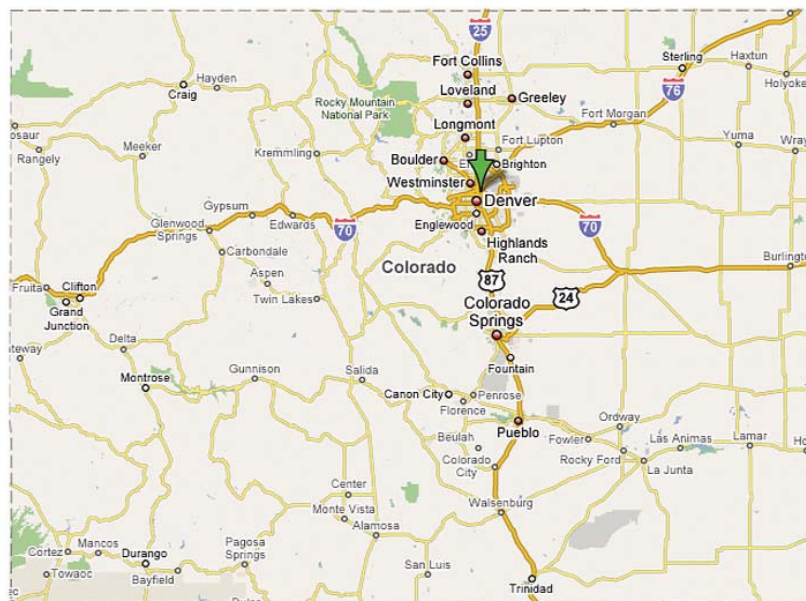
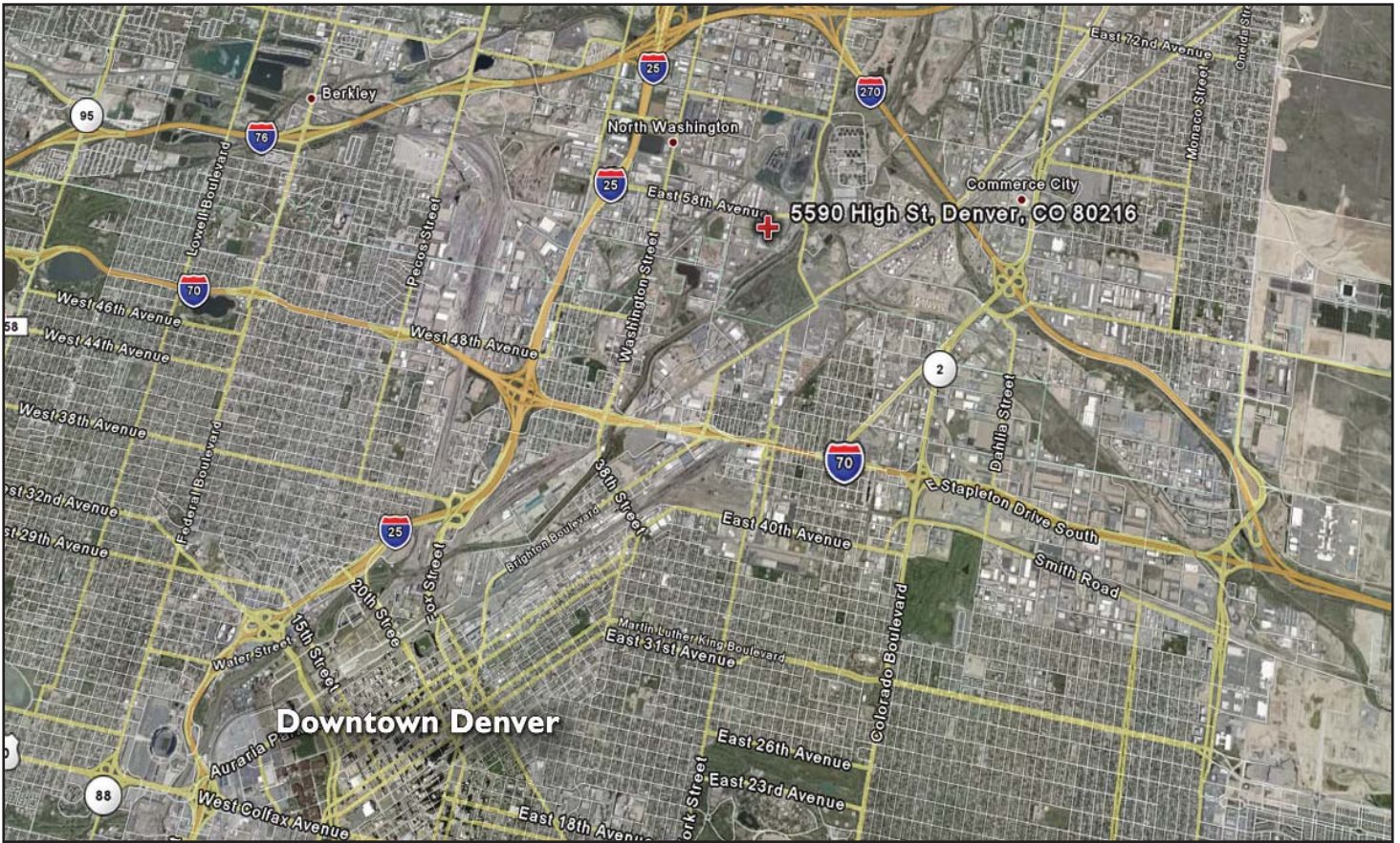


Bitzer Real Estate is pleased to present the listing of 5590 High Street in Denver, Colorado. This former FDA/USDA/USDA Organic certified food production facility was utilized as a regional canning/warehouse operation until November of 2007.

Located minutes from downtown Denver, the facility is situated on 11.58 acres and consists of 109,990 SF of production/office space and 120,646 SF of high cube warehouse space. The Building is offered for sale or lease. This unique property presents a great opportunity for specialized food companies looking to expand their local or regional operations. Property features include: heavy power; floor drains throughout the production space; cooler/freezer system in place (ammonia); 21'-25' ceiling clearance in warehouse; locker rooms; dock high and drive in loading.

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