

6,237 SF FREESTANDING BUILDING FOR SALE

1295-1297 SOUTH LIPAN STREET

DENVER, COLORADO 80223



FOR MORE INFORMATION

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**INDUSTRIAL / WAREHOUSE / FLEX
FREESTANDING BUILDING FOR SALE**

2000 SOUTH COLORADO BOULEVARD | TOWER II, SUITE 380 | DENVER, COLORADO 80222 | lee-associates.com/denver

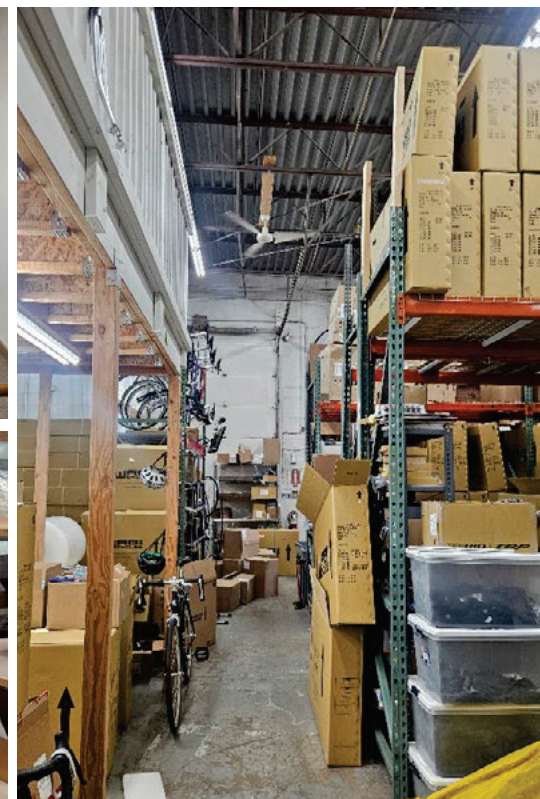
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Property Overview

Building Size	6,237 SF
Lot Size	0.29 Acre (±12,262 SF)
Yard Size	Outdoor storage available
Parcel Number	05211-12-026-000
Tenancy	Single or multi
Buildings	1
Stories	1 (Partial second-floor office mezzanine)
Free Standing	Yes
Zoning	I-MX-3
Built	1980
Coolig/Heating	Swamp cooler; hung gas heaters
Power	TBV
Parking	12 Spaces
Restrooms	3 Bathrooms, 2 separate sinks
Drive-In Doors	2 (10' x 12')
Clear Height	18'
Price:	Please Contact Brokers



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Property Overview

Location & Access

- Central Denver infill location with access to the South Platte River corridor, Santa Fe Drive, I-25, and major transportation routes

Zoning & Property Use

- I-MX-3 zoning allows a flexible range of industrial, creative, and mixed-use applications
- Blend of older homes, new developments, and industrial sites

Property Usage

- Freestanding building provides identity and long-term control for an owner-user
- Replacement-cost advantage relative to new-construction industrial product
- Perfect space for local/regional owner-user (contractor, service industrial, light manufacturing/assembly)

Small Bay Functionality

- Functional small-bay industrial building in a highly desirable size range with limited supply in the Denver market
- 18' clear height and two drive-in doors – strong utility for contractors, light manufacturing, light assembly, and distribution



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Location Overview

1295-1297 S Lipan Street is positioned in Denver's established Ruby Hill industrial corridor, just south of Downtown Denver and approximately two miles from Burnham Yard, the planned site of the new Denver Broncos stadium. The surrounding area includes warehouses, contractor facilities, automotive businesses, service companies and neighborhood commercial users, creating a practical environment for businesses seeking a central location near customers, employees and suppliers.

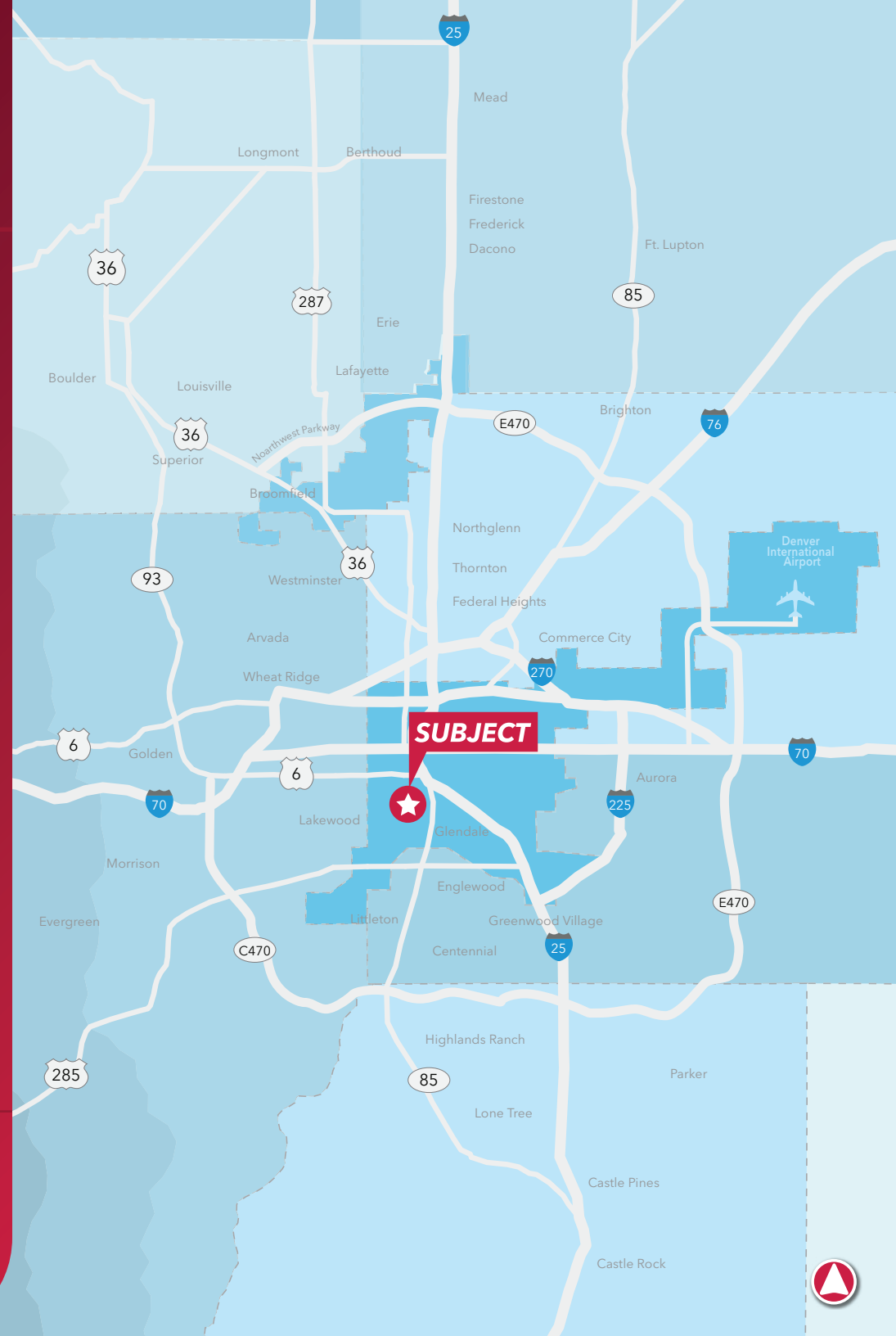
The industrial/flex warehouse facility is zoned I-MX-3, an Industrial Mixed Use district accommodating a variety of industrial, commercial and compatible uses. It is well suited for owner-users, contractors, tradespeople, light manufacturers, automotive businesses, distributors, service providers and small warehouse or showroom operators.

The property offers convenient access to S Santa Fe Drive, I-25, W Mississippi Avenue, W Florida Avenue and Evans Avenue, with nearby restaurants, retail, business services, parks and recreational amenities. Small-bay industrial vacancy remains near 6%, while limited new construction and the anticipated loss of industrial inventory near Burnham Yard are expected to further constrain supply.

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Demographics

	1 Mile	3 Miles	5 Miles
Population	14,257	187,304	518,523
Daytime Population	9,511	104,559	373,676
Households	5,676	81,421	244,702
Average HH Income	\$119,621	\$126,108	\$125,134
Median HH Income	\$91,013	\$94,173	\$93,978



518,523

Population

Within 5 Miles



3,050,512

Population

Metro Denver 2024



0.6%

Job Growth

Denver 2026

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