

5981 Marion Dr.

Denver, CO 80216

INDUSTRIAL OPPORTUNITY 13,992 SF | FOR SALE AND LEASE

Positioned in the North Denver
industrial market



Convenient access to I-70 & I-25



Adaptable for a variety of
industrial needs



Suitable for owner-users or investors
seeking long-term value and stability



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5981 Marion Drive offers a well-located industrial opportunity in a core Denver infill submarket. The property features a functional layout with flexible use potential and strong access to major transportation corridors, including immediate connectivity to Interstate 70 and Interstate 25. Zoned I-2, the site accommodates a wide range of general industrial uses, including warehousing, manufacturing, and outdoor storage, making it particularly attractive for contractor, logistics, and IOS users. Positioned in a supply-constrained area, the asset is well suited for owner-users seeking long-term value in a proven industrial location.

FOR SALE: \$3,100,000

**FOR LEASE: Contact Brokers
For Pricing**

PROPERTY DETAILS



Zoning:
I-2



Loading:
2 10' x 12' Drive-Ins
1 12' x 14' Drive-Ins
1 10' x 12' Dock-Door



Building Size:
13,992 SF



Clear Height:
15'



Space Breakdown:
Office: 4,080 SF
Industrial: 9,912 SF



YOC:
1979



Site Size:
0.77 AC



Power:
1,200amp / 208V / 3P
(TBV)



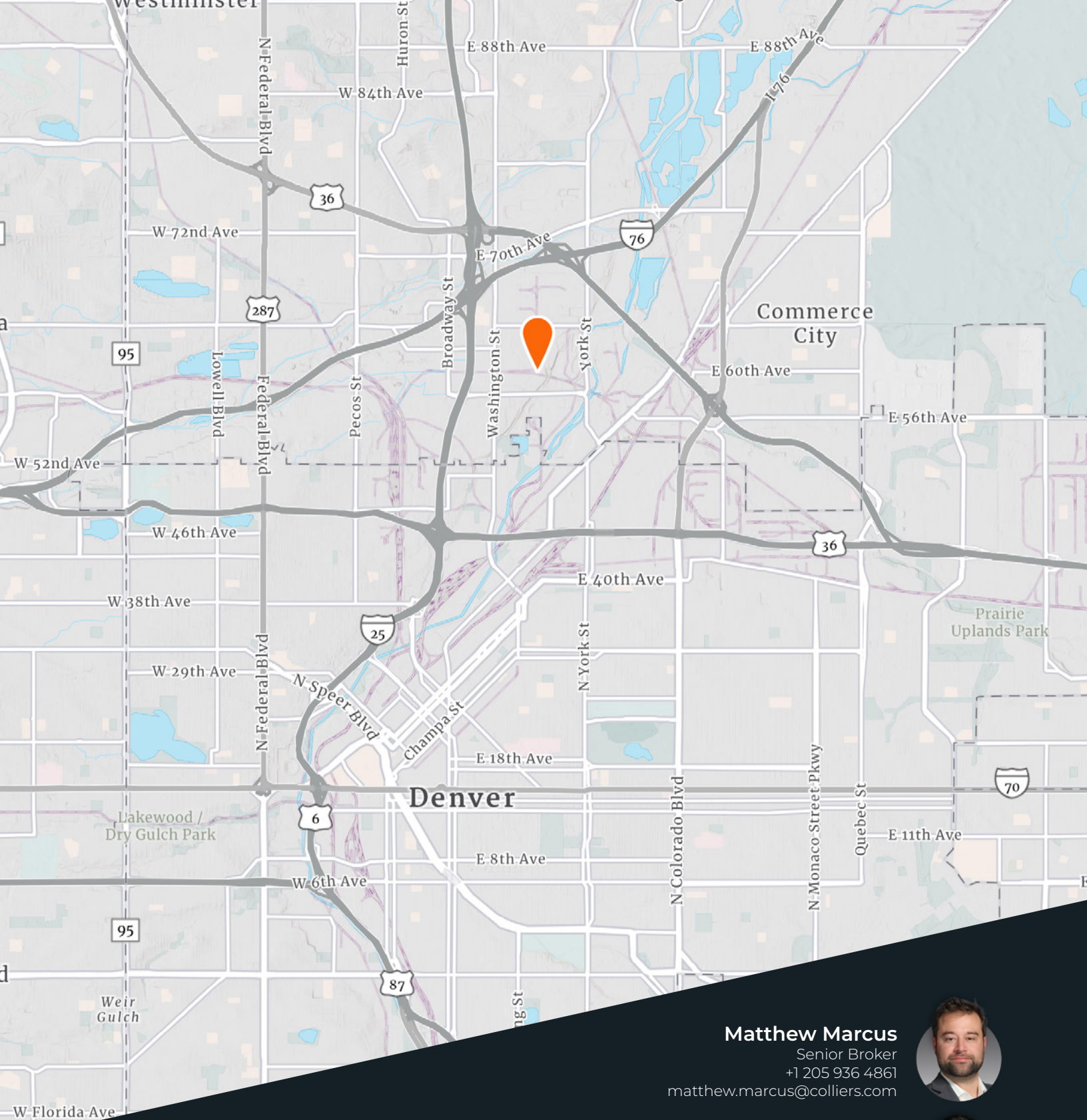
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Fenced Outdoor
Storage

Loading on 3 sides
of building





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