

FOR SALE | WAREHOUSE | 29,000 SF



801 W BAYAUD AVE

Denver, CO 80223

PROPERTY HIGHLIGHTS

EASY ACCESS TO I-25

9 DOCK HIGH DOORS

40 FOOT HIGH CEILINGS

4,000 AMPS OF 3-PHASE POWER



LIST PRICE

\$4,000,000
USD



BUILDING SIZE

29,000
SF



RATE PER SF

\$7.95
(2019)



YEAR BUILT/RENO

1979
N/A



PARKING

XX
SPACES



ZONING

I-B
(Industrial)



TAXES

\$70,570.03
(2018)



AVAILABLE SF

29,000
SF

PROPERTY DESCRIPTION

Madison Commercial is pleased to offer this unique Baker industrial property for sale. 801 & 811 W. Bayaud Avenue is a 29,000 SF multi-address space that sits on over half of an acre. It is comprised of a 7,300 SF operational medical marijuana cultivation facility and 20,812 SF of unoccupied warehouse. Nine dock high doors, 40 foot high ceilings and 4,000 amps of three-phase power make this space desirable for any business.

This property is located off Santa Fe Blvd & W Bayaud Ave in the Baker neighborhood with easy access to I-25. Close to downtown and 6th Ave allows for easy commute from all directions.

Madison Commercial Properties, LTD.

501 S. Cherry Street, Suite 350, Denver, CO 80246

720.441.1460 | www.madisoncommercial.com



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PROPERTIES

- 7,900 SF Mezzanine for MIPS/MIPS OPC
- Zoned I-B permits uses such as custom manufacturing, production, wholesale, storage, warehouse and distribution upon zoning review.
- Sits On Over Half Acre Lot
- Great Investment or Owner/User
- Blocks from S Broadway with dozens of restaurant options.



**MADISON
COMMERCIAL
PROPERTIES**

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