



PIVOT DENVER - BUILDING 2

453 E. 58TH AVENUE | DENVER, CO 80216

33,600 SF STANDALONE BUILDING
FOR SALE OR LEASE

SITUATED FOR ACCESS.
POSITIONED FOR VISIBILITY.
DESIGNED FOR SUCCESS.



Scan or Click Here
to See Our Video

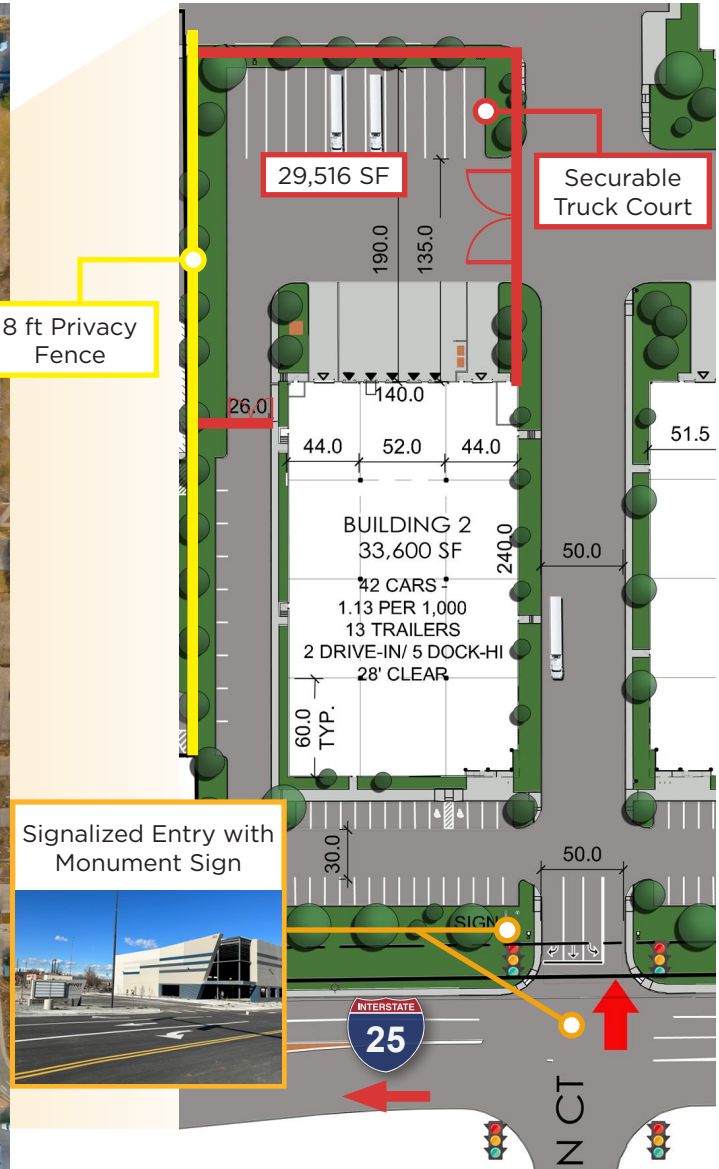


PivotDenverIndustrial.com



BUILDING 2

- Clear height: 28'
- Drive-ins: 2 (12' x 14')
- Dock doors: 5 (9' x 10')
- Dock leveler: 1
- 1200 A, 277/480V, 3 Phase
- 8' privacy fence
- Securable truck court (approx. 0.7AC)
- Signalized entry with monument sign
- 42 vehicular parking stalls
- 2 ADA parking stalls
- 13 trailer parking stalls
- Infrastructure included at ends of each building for the addition of electric vehicle charging stations to be added in the future





INCENTIVES

This Industrial site is located within an Enterprise Zone, which offers economic incentives for tenants. The Enterprise Zone Program was created to promote a business-friendly environment in economically distressed areas by offering state income tax credits.

Learn more at:
<https://choosecolorado.com/doing-business/incentives-financing/ez/>

BUSINESS INCOME TAX CREDITS	CREDIT AMOUNT
Investment Tax Credit (ITC)	3% of equipment purchases
Job Training Tax Credit	12% of eligible job-training costs
New Employee Credit	\$1,100 per new job
Employer Sponsored Health Insurance Credit	\$1,000 per insured job
Research and Development Tax Credit	Up to 3% of increased R&D expenditures
Vacant Building Rehabilitation Tax Credit	25% of rehabilitation cost, up to \$50,000
Commercial Vehicle Investment Tax Credit	Up to 1.5%

Source: CO Office of Economic Development

SALES TAX SAVINGS

Pivot Denver is located in Unincorporated Adams County which has a 4.75% Sales Tax. This is 50% less than the average metro area sales tax rate, making the Property ideal for wholesalers and retailers.

UTILITES

- Electrical service: Xcel energy
- Water service: North Washington Street Water & Sanitation District

UPTOWN

DOWNTOWN DENVER

LODO

LOHI

GLOBEVILLE

Demographics

	3 Mile	5 Miles	7 Miles
Population	98,253	412,341	777,364
Households	39,161	187,175	343,214
Average HH Income	\$124,272	\$135,588	\$137,680
Daytime Population	70,495	326,687	500,301
Total Businesses	5,078	21,602	35,886



EXIT 215



E. 58TH AVE



30,271 CPD

16,231 CPD

WASHINGTON ST

+225,000 CARS PER DAY



ELECTRONIC BILLBOARD

INTERESTED TO LEARN MORE? LET'S CONNECT!



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