

# FOR SALE

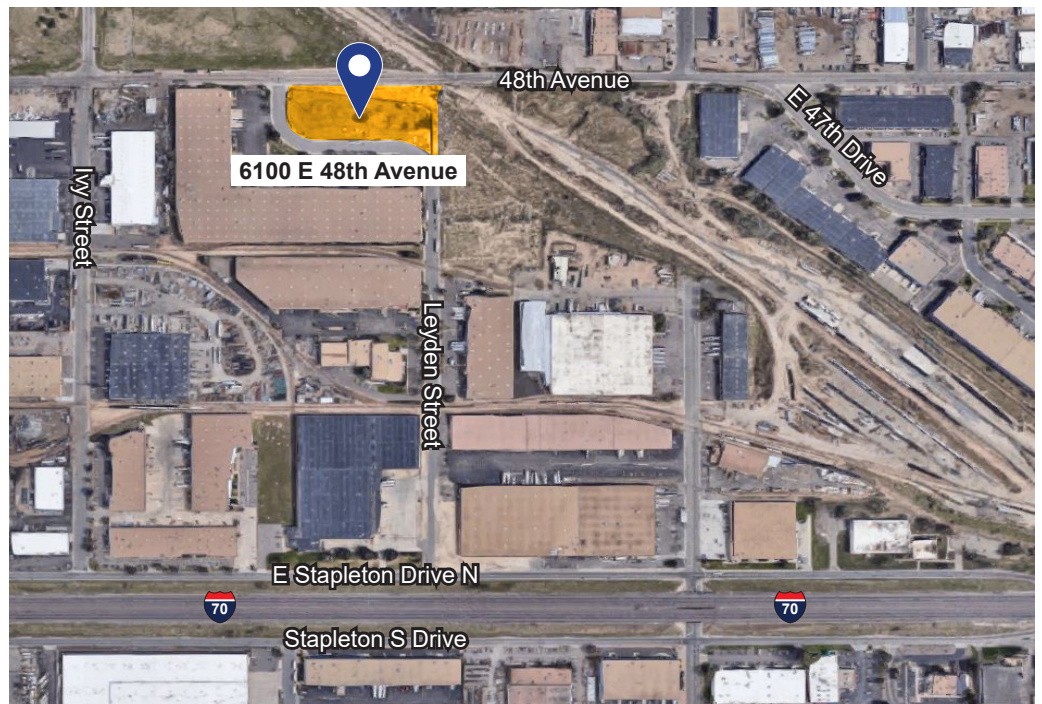
## Industrial Parcel Zoned I-B

6100 E 48th Ave  
Denver, CO 80022

### Property Features

- Parcel Size – 2.107 Acres
- Rectangular Shape; Fenced & Graveled
- Zoned I-B in City/County of Denver; Outside Storage Permitted
- Great Location - ½ Mile North of I-70 – Intersection of Leyden & 48th Ave
- Opportunity Zone
- Asking Price - \$825,000
- Call for Additional Details

### Map



### For More Information

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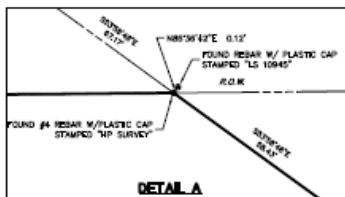
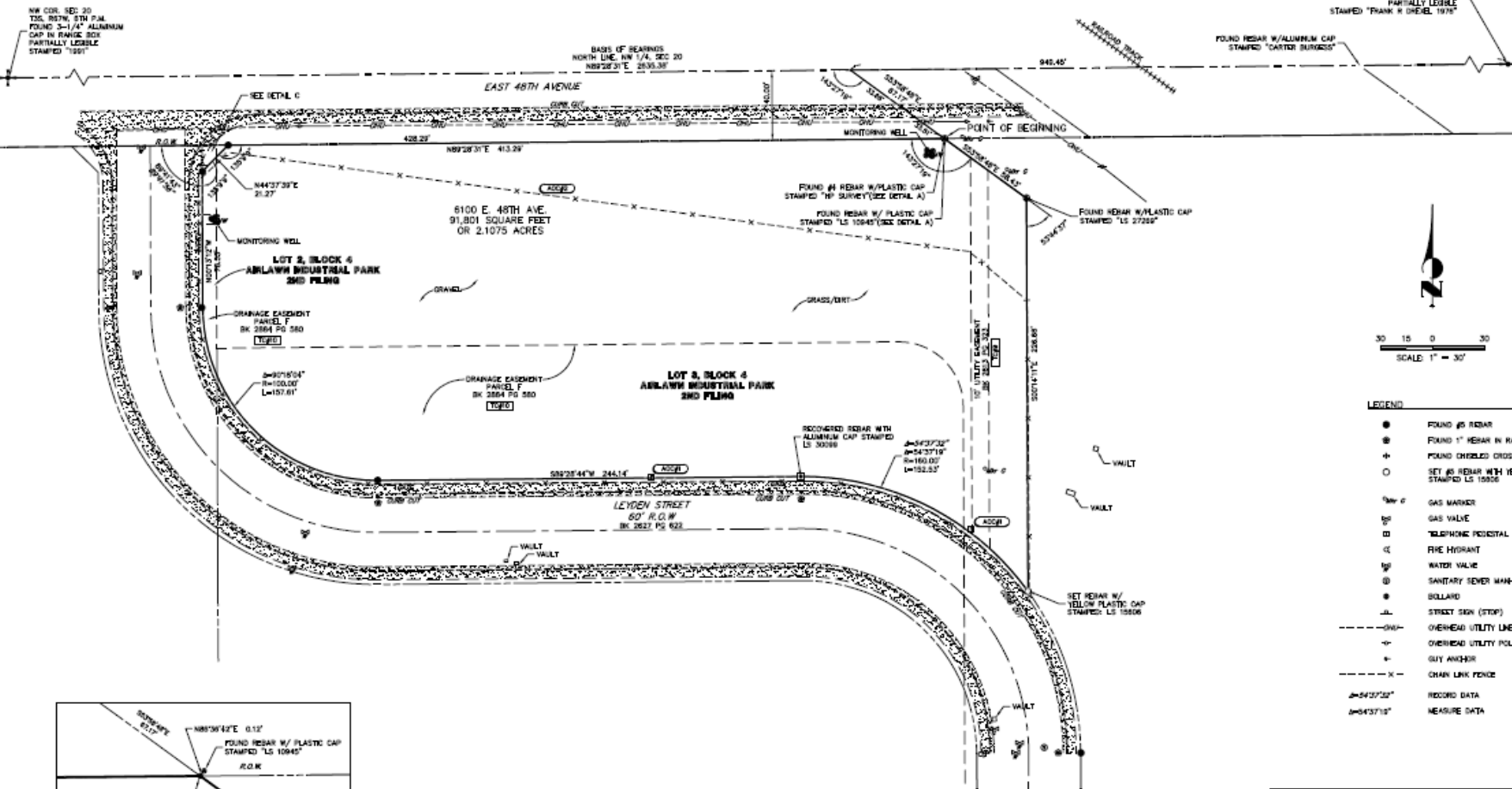
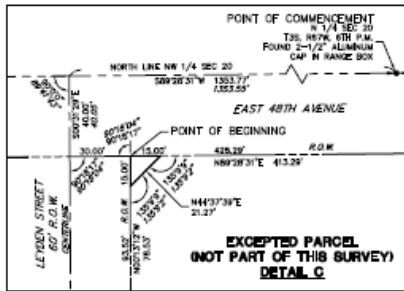
**Matt Burton**  
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## ALTA/ACSM LAND TITLE SURVEY

A PORTION OF AIRLAWN INDUSTRIAL PARK 2ND FILING  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 20,  
TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO



1		ALTA/ACSM LAND TITLE SURVEY	
2		MAXX ALTO RECOVERY	
3		48TH AVE. & LEYDEN ST.	
4			
NO. REVISION	BY	DATE	
DWN. BY SLM	CHK. BY KDB		
SCALE 1"=30'	DATE 04/29/2013		
JOB NO. 10499.00	INT. 2	OF 2	

**J.R. ENGINEERING**  
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