

# Cook & Adams Portfolio

Denver, CO 80216

## IOS PORTFOLIO FOR SALE

18,788 SF total between 3 buildings | 3.7 AC



Multi-property  
infill portfolio



Strong  
accessibility  
to I-70



Ideal for IOS  
contractor  
yards,  
warehouse,  
and Service  
Industrial users



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SIZE:

**18,788 SF**

(Total between 3 buildings)

**3.7 AC**

SALE PRICE:

**\$4,697,000 (\$250/SF)**

*This portfolio consists of multiple industrial outdoor storage and warehouse properties strategically located in the Northeast Denver industrial corridor near Adams Street, Cook Street, and East 54th Avenue. The collection offers a unique opportunity to acquire a concentrated infill industrial portfolio with strong access to I-70, Vasquez Boulevard, and Colorado Boulevard, positioning the assets well for industrial outdoor storage, contractor yards, fleet operations, warehouse users, and redevelopment potential. The portfolio benefits from Denver's continued lack of functional infill industrial supply and growing demand for flexible industrial product close to the urban core.*

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## ADDRESS PARCELS

### 5398 N. ADAMS ST.

Land: 0.62 AC

### 5390 N. ADAMS ST.

Land: 0.39 AC

Utility Shed: 264 SF

### 5360 N. ADAMS ST.

Land: 0.19 AC

### 5340 N. ADAMS ST.

Land: 0.19 AC

### 5322 N. ADAMS ST.

Land: 0.47 AC

Utility Shed: 2,178 SF

Building SF: 5,343 SF

### 5343 COOK ST.

Land: 0.9 AC

Building 1: 4,360 SF

Building 2: 9,085 SF

### 5341 COOK ST.

Land: 0.23 AC

### 5333 COOK ST.

Land: 0.23 AC

### 5321 COOK ST.

Land: 0.16 AC

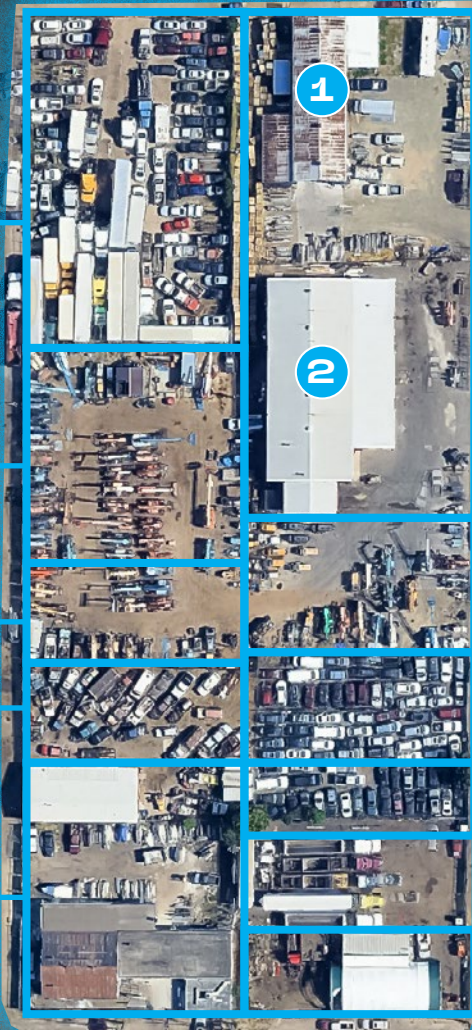
### 5313 COOK ST.

Land: 0.16 AC

### 5301 COOK ST.

Land: 0.16 AC

Utility Shed: 800 SF



# PROPERTY DETAILS

## 5301 COOK ST.

Land: 0.16 AC  
Utility Shed: 800 SF  
No Water

## 5333 COOK ST.

Land: 0.23 AC

## 5360 N. ADAMS ST.

Land: 0.19 AC

## 5313 COOK ST.

Land: 0.16 AC

## 5340 N. ADAMS ST.

Land: 0.19 AC

## 5390 N. ADAMS ST.

Land: 0.39 AC  
Utility Shed: 264 SF  
Includes Water and Sewer

## 5321 COOK ST.

Land: 0.16 AC

## 5341 COOK ST.

Land: 0.23 AC  
No Water

## 5398 N. ADAMS ST.

Land: 0.62 AC

## 5322 N. ADAMS ST.

Land: 0.47 AC  
Utility Shed: 2,178 SF  
• Single-Phase Power  
• Bathroom

Building SF: 5,343 SF  
• 3-Phase Power  
• Bathroom

General: Power; Gas (shutoff); Bathroom;  
Flat roof replaced a few years ago

## 5343 COOK ST.

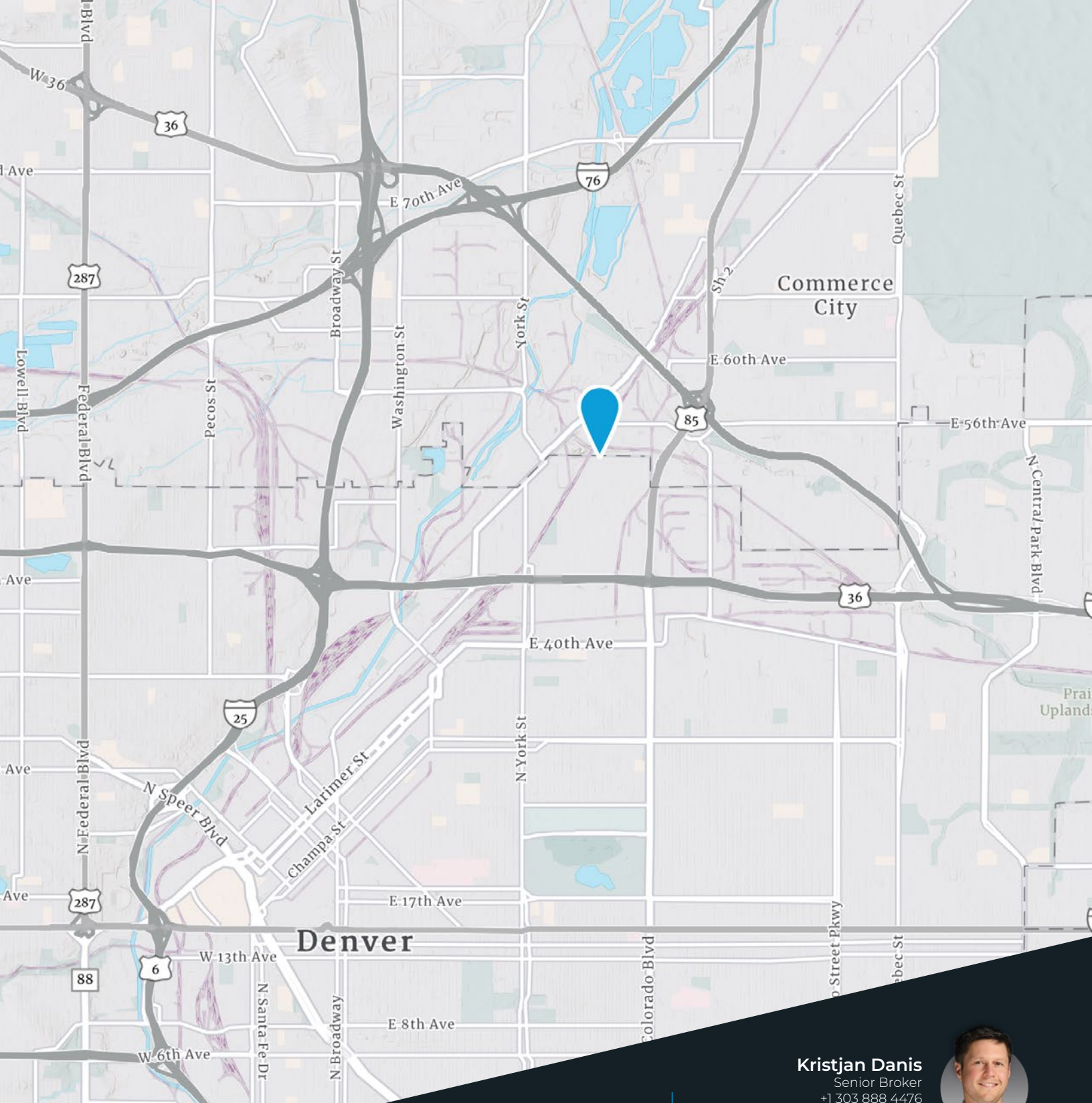
Land: 0.9 AC  
Building 1: 4,360 SF  
• Bathroom in shop and Office  
• No AC

Building 2: 9,085 SF  
• 2 bathrooms in office  
• 1 bathroom in shop  
• Mezzanine  
• Evaporative cooler in shop area  
• Fire-proof wall between welding room & shop  
• Sand pit



ADDRESS	TENANT	LEASE START DATE	LEASE END DATE	RENT	RENT HISTORY	COMMENTS
5301 Cook St. Lots 25-26	Moreno Diesel Services Martin Moreno Contact: Eunice/daughter	Jan. 1, 2023	April 30, 2025 > month-month	\$950.00	Current	
5313 Cook St. Lots 27-28	Moreno Diesel Services Martin Moreno			\$900.00		
5321 Cook St. Lots 29-30	Galaxy Auto Glass & Auto Repair Haileleu Kurabachew	June 1, 2023	May 31, 2024 > month-month	\$1,600.00	Current	
5333 Cook St. Lots 31-33	Galaxy Auto Glass & Auto Repair Haileleu Kurabachew					
5341 Cook St. Lots 34-36	Rocky Mt. Construction Kyle McElroy	Feb. 1, 2020	Jan. 31, 2026 month-month	\$9,800.00	Current	Vacant 7-1-2026
5343 Cook St. Lots 37-42	Rocky Mt. Construction Kyle McElroy					
3330 E. 54th St. Lots 343-48	MTG Corp Aaron Molina	Sept. 1, 2019	April 30, 2025 > month-month	\$3,600.00	Current	
5360 Adams St. Lots 14, 15, N½ 16	Rocky Mt. Construction Kyle McElroy					
5340 Adams St. Lots S½ 16, 17, 18	Vacant as of Feb. 28, 2026					
5322 Adams St. Lots 19-20	Vacant as of Feb. 28, 2026					
5300 Adams St. Lots 21-24	Rock Horeb LLC Erika & Carlos Contreras	May 1, 2021	April 30, 2025 > month-month	\$3,400.00	Current	





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