

4150 EAST 60TH AVENUE

COMMERCE CITY, COLORADO

Gruber Commercial Real Estate Services 3001 Brighton Blvd #341 Denver CO 80216 P 720 490 1442



FOR SALE OR LEASE

SITE SIZE	16.92 Total Acres (11 Usable acres)
SALE PRICE	\$9,800,000
LEASE RATE	Negotiable



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Commercial Real Estate Services

**INDUSTRIAL * MANUFACTURING *
PRODUCTION * MAINTENANCE *
CAMPUS ON 16.92 ACRE SITE**

Property Highlights

- Heavy Manufacturing & Production Facility
- I-3 Zoning, Adams County
- BNSF Rail possibility
- Partially paved site
- I-270 Visibility
- Flexible lease terms & options
including short-term
- Fenced lot
- 11 Usable acres (16.92 acres total)
- Taxes: \$65,352.06 - 2017
- Power: Heavy, 3-Phase
- Substantial electric capacity
- Fully fenced with outdoor lighting
- Gas Line: 8" Line
- Water Line: 6" Line
- Access to I-270, I-76 & US 85

BUILDING 2



BUILDING 1



I-270
20,811 VEHICLES PER DAY



CAMPUS SUMMARY



STRUCTURES ON SITE - Site is under major remodel with buildings 6-9 removed

1. OFFICE BUILDING

2,560 SF - two levels

2. OFFICE/WAREHOUSE/MAINTENANCE BLDG.

Building: 12,000 SF
Ceiling Height: 22' Clear
Sprinklered: Yes
Drive-in Doors: 4 in place | 13 available
HVAC: Fully air-conditioned

3. MAINTENANCE/STORAGE

Building: 3,884 SF
Ceiling Height: 14' - 22' Clear
Sprinklered: Yes
Drive-in Doors: 2 Oversized
Construction: Insulated steel

4. ELECTRICAL SUBSTATION

Building: 914 SF
Sprinklered: Yes
Construction: Insulated steel

5a. MAINTENANCE/STORAGE

Building: 2,741 SF
Ceiling Height: 22' Clear
Sprinklered: Yes
Drive-in Doors: 2
Construction: Insulated steel

5b. MAINTENANCE/STORAGE

Building: 875 SF
Ceiling Height: 16' Clear
Sprinklered: Yes
Drive-in Doors: 3
Construction: Insulated steel

~~6. MAINTENANCE/STORAGE~~

Building: 1,200 SF
Ceiling Height: 16' Clear
Sprinklered: No
Drive-in Doors: 2
Construction: Insulated steel

~~7. OFFICE/POWER CONTROL~~

Building: 6,348 SF
Ceiling Height: 16' Clear
Sprinklered: No
Drive-in Doors: 1
Construction: Insulated steel

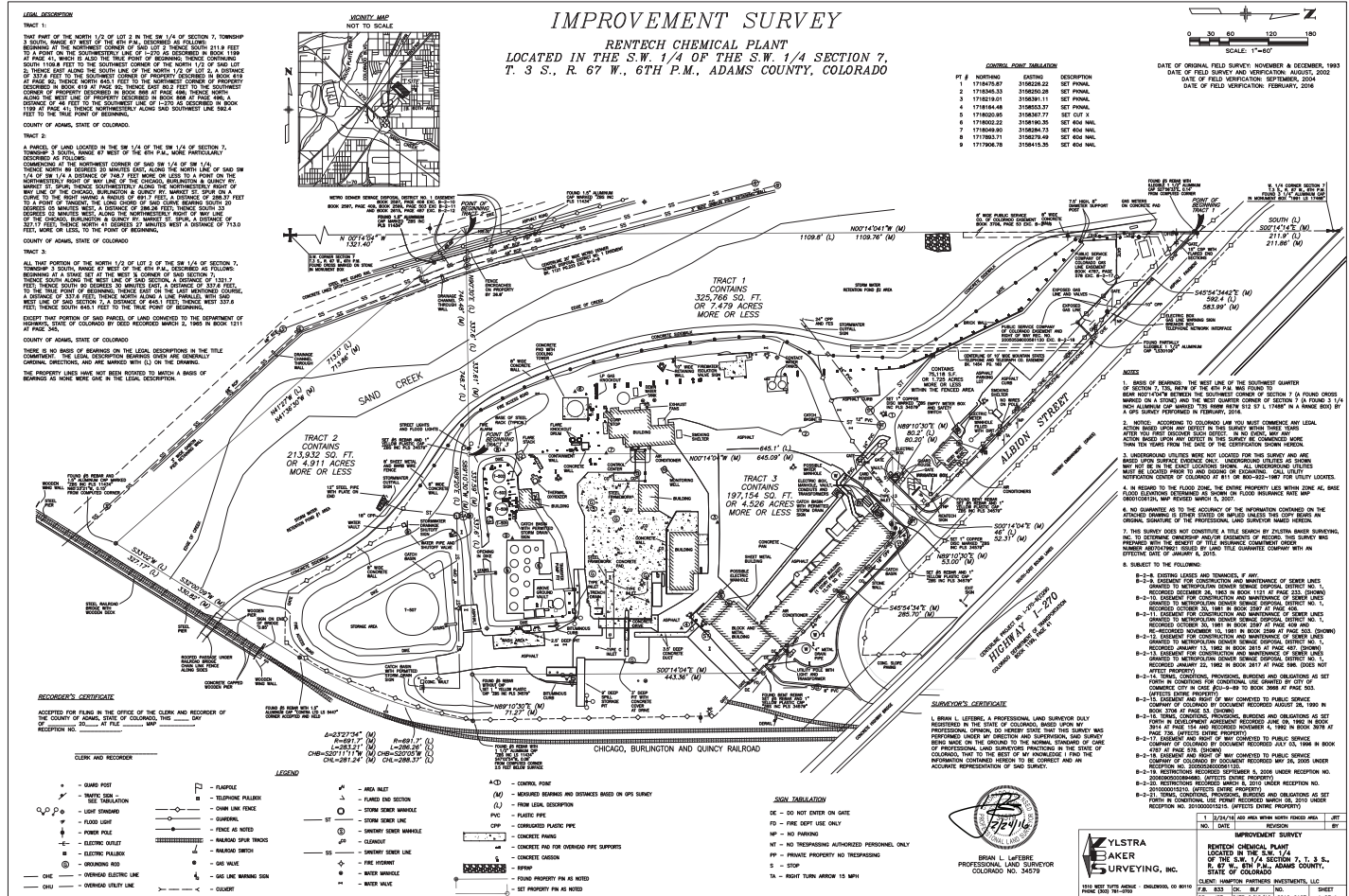
~~8. INDUSTRIAL CAPACITY WATER TANK~~

1.9 Million gallons

~~9. WATER TREATMENT BUILDING~~

Intake/Discharge = 20,000 gallons per day

PROPERTY SURVEY



TRAFFIC COUNTS - I-270 & EAST 60TH AVENUE

204,811 Vehicles per day along I-270



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