

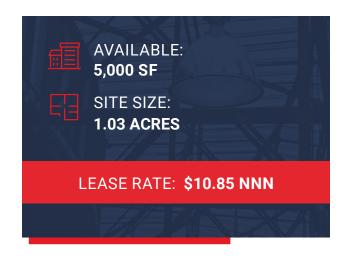
4845 Pontiac Street, Commerce City, CO

5,000 SF Industrial Space for Lease

FOR LEASE

PROPERTY HIGHLIGHTS

- Located within an Enterprise Zone
- Multi-tenant capabilites
- Easy access to I-70
- Close proximity to Northfield
- New LED lighting
- Oversized Drive-in



For More Information, Contact:

Russell Gruber | *Industrial Specialist/Owner* (720) 490-1442 russell@grubercre.com



SITE PLAN



PROPERTY DETAILS

Available: 5,000 SF

Site Size: 1.03 acres

Zoning: 1-1

Office Site: 1,000 SF +/-

YOC: 1968 (Twin-T construction)

Clear Height: 16'ft clear

Loading: Three (3) Drive-in doors

Heat: Gas-forced in warehouse

Column Spacing: 27'ft wide by 44'ft deep

Estimated NNN: \$4.50/SF





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