

G



4845 Pontiac Street, Commerce City, CO

5,000 SF Industrial Space for Lease

FOR LEASE

PROPERTY HIGHLIGHTS

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



AVAILABLE:
5,000 SF



SITE SIZE:
1.03 ACRES

LEASE RATE: \$10.85 NNN

For More Information, Contact:

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



For More Information, Contact:

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

