

4845 PONTIAC STREET
COMMERCE CITY, COLORADO

Gruber Commercial Real Estate Services | 209 Kalamath Street, #7, Denver, CO 80223 | Tel: 720-490-1442



10,000–19,800 SF For Lease With Fenced Yard

AVAILABLE: 10,000 SF UP TO 19,800 SF
SITE SIZE: 1.03 ACRES

PROPERTY HIGHLIGHTS

- Located within an Enterprise Zone
- Multi-tenant capabilities
- Mezzanine space not included in square footage
- Fenced paved yard
- Easy access to I-70
- Close proximity to Northfield
- Divisible building

LEASE RATE:
NEGOTIABLE



Russell Gruber
Industrial Specialist / Owner

Cell: 720-490-1442
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Gruber

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PROPERTY DETAILS

- For Lease Space: 10,000-19,800 SF
- Site Size: 1.03 acres
- Zoning: I-1
- Office size: 6,000 SF or less
- Taxes: (2020) \$36,703.80
- YOC: 1968 (Twin-T construction)
- Clear: 16' ft clear
- Loading: 5 oversized drive-in doors
- Heat: Gas forced heat in warehouse
- Column Spacing: 27' ft wide by 44' ft deep
- Estimated NNN: \$2.50/SF



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