

4980 N. LOCUST STREET
COMMERCE CITY, COLORADO

Gruber Commercial Real Estate Services | 970 Yuma Street, #100 Denver, CO 80204 | Tel: 720-490-1442



Small Industrial Building With Yard For Lease

BUILDING SIZE: 1,800 SF

SITE SIZE: 12,487 SF (portion is leased long term)

PROPERTY HIGHLIGHTS

- Small user friendly building
- Fenced yard
- Easy access to I-70
- Enterprise Zone Qualified
- Clear span warehouse
- Local ownership

LEASE RATE:
\$2,755.71 MG
PER MONTH



Russell Gruber

Industrial Specialist / Owner

Cell: 720-490-1442

russell@grubercommercial.com



Commercial Real Estate Services

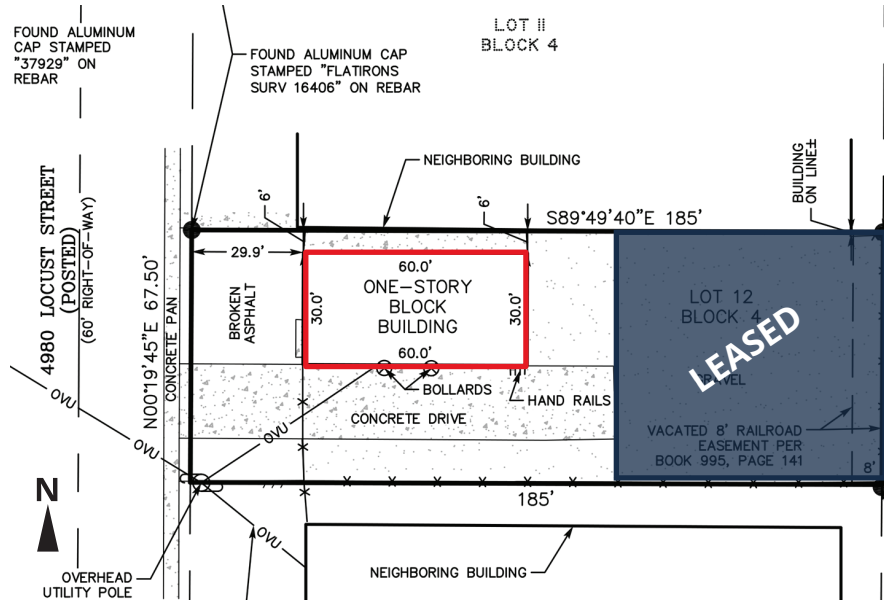
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PROPERTY SURVEY



PROPERTY DETAILS

- **Size:** 1,800 SF
- **Site:** 12,487 SF (portion is leased long term)
- **Office:** 500 SF +/-
- **YOC:** 1974 (Block Building)
- **City/County:** Commerce City/ Adams County
- **Loading:** 1 grade level door (10'X10')
- **Heat:** Gas Forced
- **A/C:** In office
- **Power:** 3-phase
- **Clear Height:** 12'
- **Taxes (2018):** \$3,568.62



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