

5297 VASQUEZ BOULEVARD

COMMERCE CITY, COLORADO 80022

Gruber Commercial Real Estate, Inc | 209 Kalamath Street #9, Denver, CO 80223 | Tel: 720-490-1442



Freestanding Industrial Building | FOR LEASE

BUILDING SIZE: 7,818/SF

SITE SIZE: 1.2 ACRES

PROPERTY HIGHLIGHTS

- **2,000/SF Secure Enclosed Storage, not in Square Footage**
- I-3 zoning (heavy industrial)
- Visibility on Vasquez
- Heavy power
- Oversized loading doors
- Enterprise zone qualified location
- Easy access to I-270 & I-70
- Freestanding Building
- Local Ownership



LEASE RATE
\$10.95/SF NNN

Russell Gruber

Industrial Specialist / Owner

Cell: 720-490-1442

russell@grubercre.com



COMMERCIAL REAL ESTATE

grubercommercial.com

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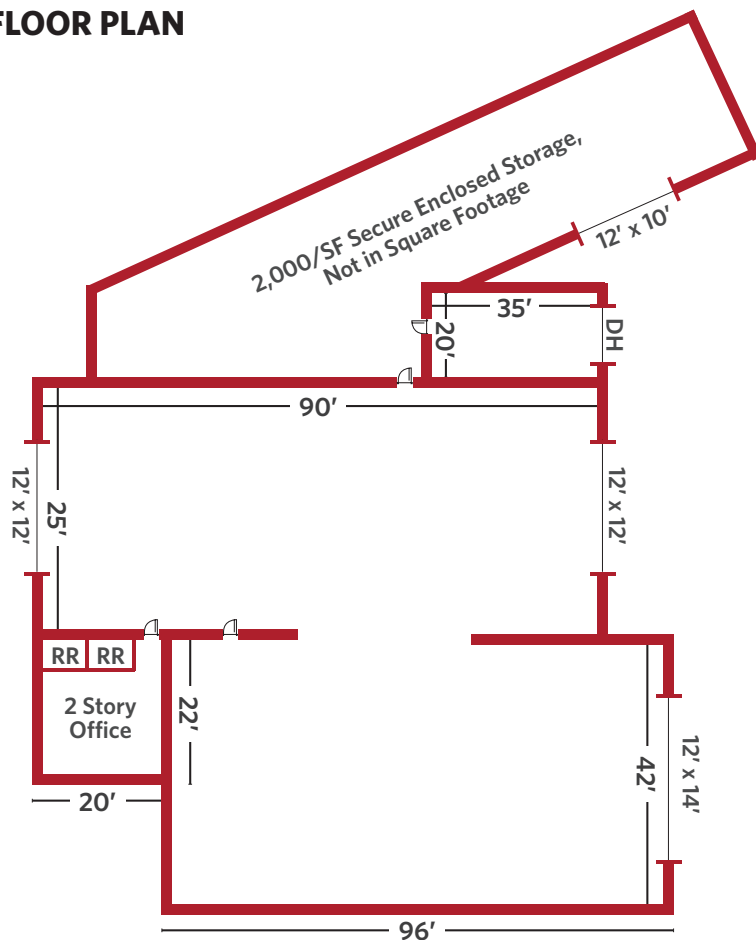
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PROPERTY DETAILS

- **Building size:** 7,818/SF
- **Site:** 1.2 acres
- **Office:** 2,000/SF +/- (some being upstairs)
- **YOC:** 1970
- **City:** Commerce City
- **County:** Adams
- **Zoning:** I-3
- **Loading:** 4 drive in loading doors (oversized)
- **Clear Height:** 14' to 24'ft
- **Power:** 500 amps 3 phase (to be verified)
- **Heat/Cooling:** Gas forced with A/C in office

FLOOR PLAN



AERIAL VIEWS



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