



Central Commercial Building with Yard

PROPERTY HIGHLIGHTS

SIZE: 7,200 SF

- Roughly An Acre of Secure Yard
- I-3 Zoning
- 2.5 Ton Crane
- Well Distributed Power (2 Meters)
- Oversized Loading Doors
- Drive-Thru Loading
- Clear Span Spaces
- Block Building/Twin-T Roof
- Enterprise Zone Qualified Location
- Potentially Divisible



LEASE RATE: **\$13.50NNN**
NNN ESTIMATE: **\$4.00**

Russell Gruber

Industrial Specialist / Owner

Cell: 720-490-1442

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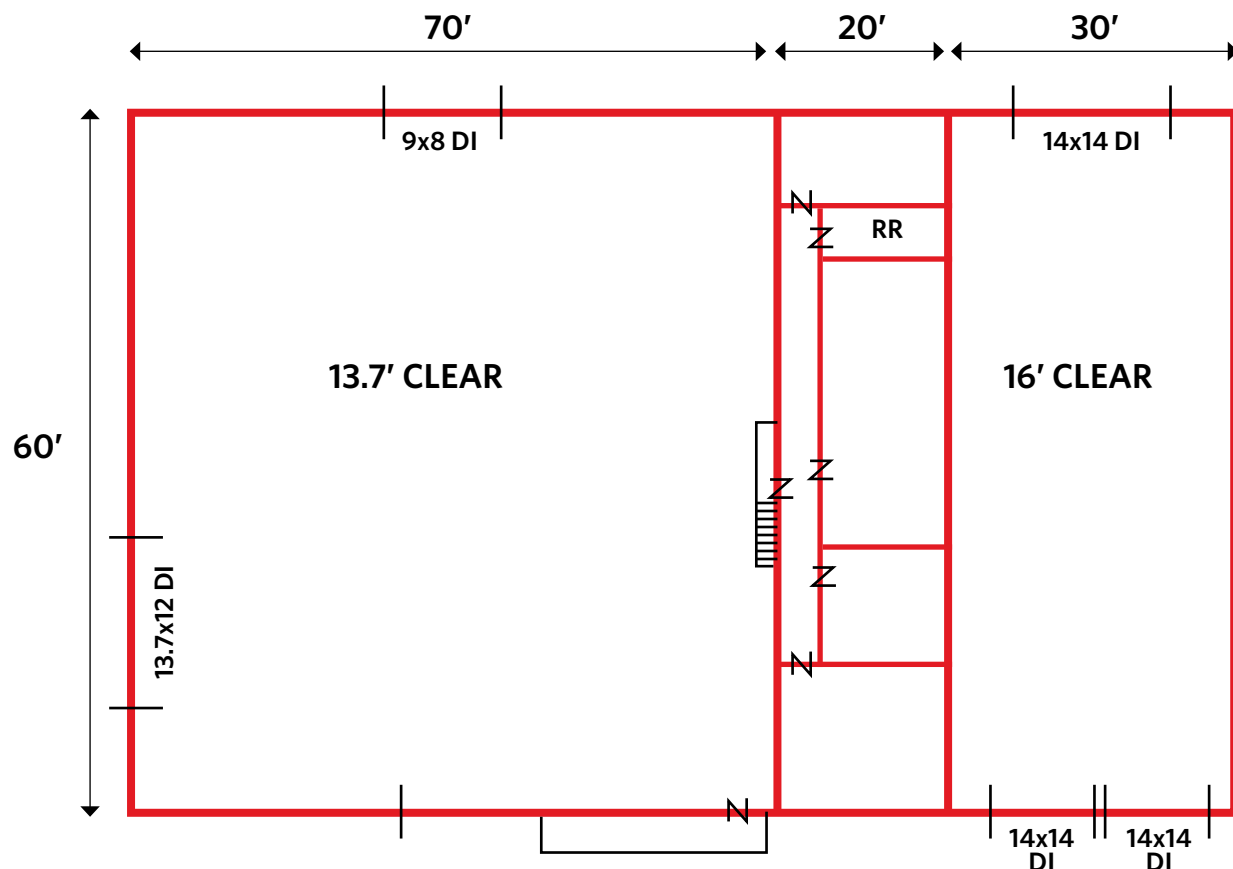


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PROPERTY DETAILS

- **Building Size:** 7,200 Sf
- **Office Size:** 1,200 Sf
- **City/County:**
Commerce City/Adams
- **Yoc:** 1963
- **A/C:** Office Areas
- **Heat:** Gas Forced
- **Power:** Heavy 3 Phase
- **Water/Sewer:** Well/Septic
- **Loading:**
5 Oversized Drive In Doors
- **Clear Height:** 13.7' Up To 16'Ft
- **Yard:** ~1 Acre Fenced

FLOOR PLAN



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