

G



5370 Magnolia Street, Commerce City, CO

Small Heavy Industrial Zoned Building With Yard

FOR SALE

PROPERTY HIGHLIGHTS

- I-2 Zoning
- Fenced-In Yard
- Drive-Thru Building
- Enterprise Zone Qualified
- HUB Zone Qualified



BUILDING SIZE:
1,250 SF



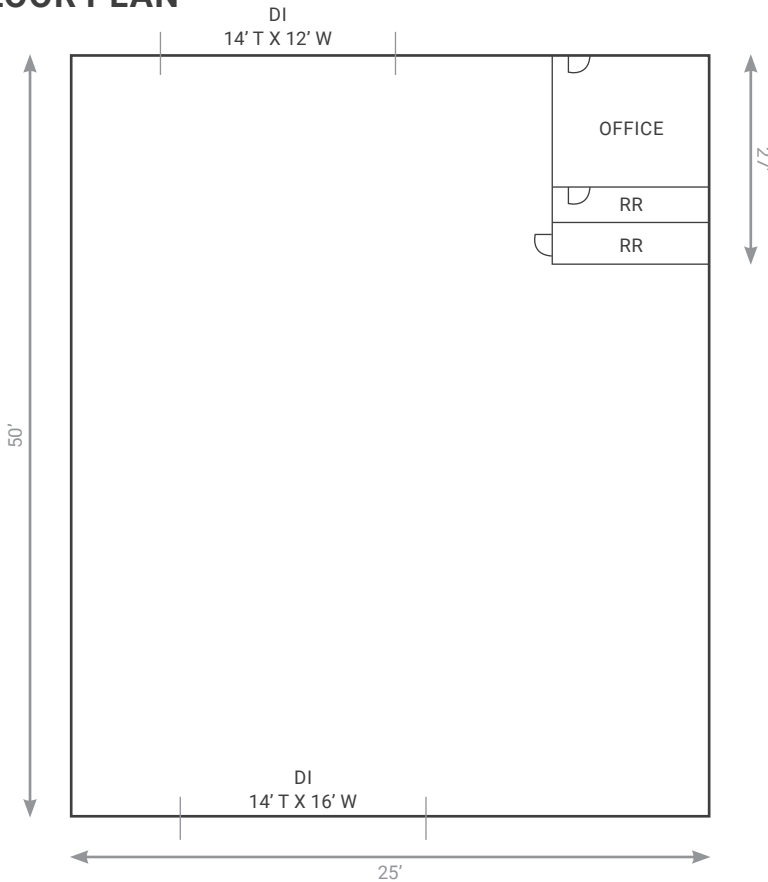
SITE SIZE:
10,018 SF (.23 ACRE)

SALE PRICE: **\$805,000.00**

For More Information, Contact:

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

FLOOR PLAN



PROPERTY DETAILS

- **Building Size:** 1,250 SF
- **Site Size:** 10,018 SF (.23 acre)
- **Office:** ±250 SF
- **City/County:** Commerce City/
Adams County
- **YOC:** 1970 (masonry)
- **Heat:** Gas forced
- **Power:** Single phase
- **Loading:** 2 drive-in loading doors
- **Clear Height:** 16'
- **Zoning:** I-2 (Commerce City)
- **Tax (2021):** \$4,469.26



For More Information, Contact:

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

