

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



FOR LEASE

20,482 SF Heavy Industrial Zoned Land

SIZE: 20,482 SF

PROPERTY HIGHLIGHTS

- I-3 Industrial Zoning (Commerce City)
- Corner Lot
- Local Ownership
- Easy Access to Denver Metro Areas
- Located within an Enterprise Zone
- Fairly Flat Site

Russell Gruber

Industrial Specialist / Owner

720-490-1442

russell@grubercre.com



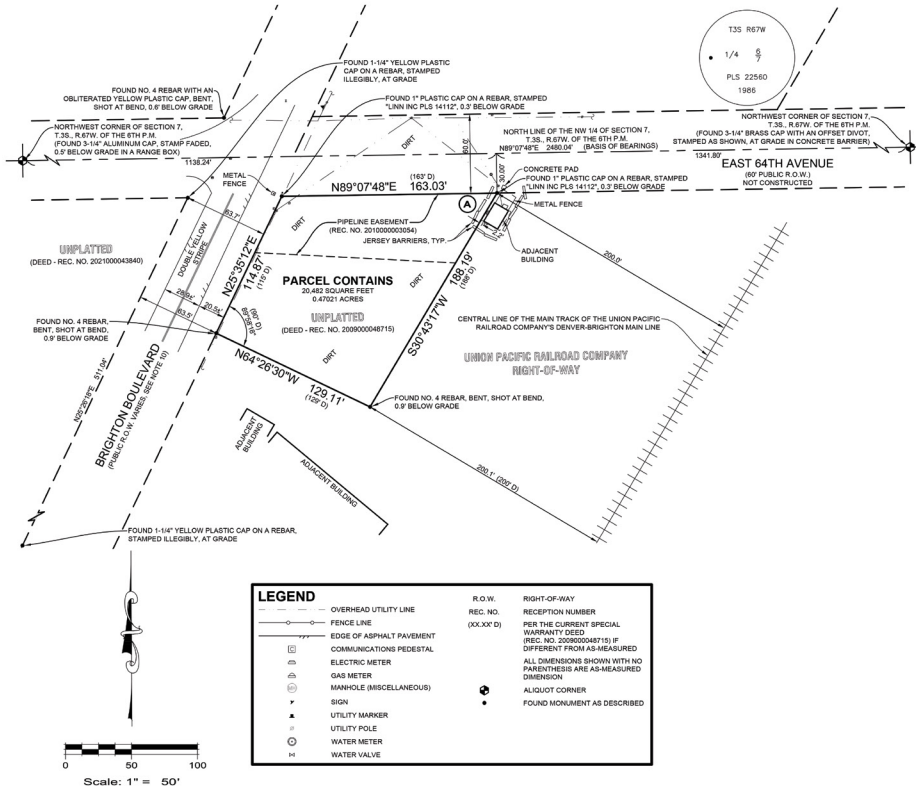
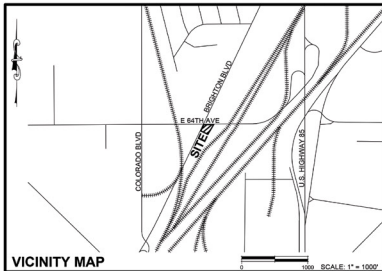
LEASE RATE
\$3,800 MG/MONTH

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PROPERTY DETAILS

- **Size:** 20,482 SF
- **Taxes:** \$1,711.18 (2024)
- **Zoning:** I-3
- **City:** Commerce City
- **County:** Adams County

SURVEY



LEGAL DESCRIPTION

A PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 87 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT THAT IS 30 FEET DISTANT SOUTH, MEASURED AT RIGHT ANGLES FROM THE NORTH LINE OF SAID SECTION 7, AND 200 FEET DISTANT NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTRAL LINE OF THE MAIN TRACK OF THE UNION PACIFIC RAILROAD COMPANY'S DENVER-BRIGHTON MAIN LINE, SAID POINT OF BEGINNING BEING IN THE SOUTH LINE OF THE PUBLIC HIGHWAY ALONG THE NORTH LINE OF SAID SECTION 7;
 THENCE WEST ALONG A STRAIGHT LINE PARALLEL WITH SAID NORTH LINE OF SECTION 7 A DISTANCE OF 163 FEET MORE OR LESS TO THE SOUTHEASTERLY LINE OF THE RIGHT OF WAY FOR U.S. HIGHWAY NO. 85 AS LOCATED ON JUNE 17, 1939, ACROSS SAID SECTION 7;
 THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 85 A DISTANCE OF 115 FEET TO A POINT;
 THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE, MEASURED AT RIGHT ANGLES, TO SAID U.S. HIGHWAY NO. 85 A DISTANCE OF 120 FEET MORE OR LESS TO A POINT THAT IS 200 FEET DISTANT NORTHWESTERLY MEASURED AT RIGHT ANGLES, FROM SAID CENTER LINE OF MAIN TRACK OF THE UNION PACIFIC RAILROAD COMPANY;
 THENCE NORTHWESTERLY ALONG A STRAIGHT LINE PARALLEL WITH SAID CENTER LINE OF MAIN TRACK A DISTANCE OF 188 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THE ABOVE LEGAL DESCRIPTION DESCRIBES ALL THAT LAND CONTAINED IN SPECIAL WARRANTY DEED RECORDED ON JULY 4, 2009 AT RECEPTION NUMBER 200900048715 IN ADAMS COUNTY, COLORADO.

SURVEYOR'S CERTIFICATION

I, JEFFREY A. MILLER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I TOOK LIMITED LIABILITY COMPANY, THAT ON JANUARY 17, 2025, A LAND SURVEY PLAT WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE APPLICABLE STANDARDS AND PRACTICES OF THE STATE OF COLORADO. ALL MONUMENTATION FOUND AS OF THE DATE IS ACCURATELY SHOWN TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

DATE OF SURVEY: JANUARY 31, 2025

JEFFREY A. MILLER
 PROFESSIONAL L.S. NO. 38487
 FOR AND ON BEHALF OF
 ENGINEERING SERVICE COMPANY



GENERAL NOTES

- THIS SURVEY WAS BASED ON TITLE COMMITMENT NUMBER 0007985859 PREPARED BY LAND TITLE GUARANTEE COMPANY AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR OR ENGINEERING SERVICE COMPANY FOR OTHER EASEMENTS AND/OR EXCEPTIONS OF TITLE SEARCH.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR OR ENGINEERING SERVICE COMPANY OF THE PROPERTY SHOWN AND DESCRIBED HEREIN TO DETERMINE OWNERSHIP OF THIS TRACT OF LAND, RIGHTS-OF-WAY, EASEMENTS OR ENCUMBRANCES RECORDED OR UNRECORDED AFFECTING THIS TRACT OF LAND.
- BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (ACF) ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 58051C0206H WITH AN EFFECTIVE DATE OF MARCH 5, 2007 AND FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 09010C01H WITH AN EFFECTIVE DATE OF MARCH 5, 2007. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.
- BEARINGS ARE BASED ON THE NORTH LINE OF THE NW 1/4 OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 87 WEST OF THE 6TH PRINCIPAL MERIDIAN HAVING A GRID BEARING OF N89°07'48"E AS MEASURED AND BOUNDED BY A FOUND 3-1/4" ALUMINUM CAP, LEGIBLY STAMPED, 0.2 BELOW GRADE IN A RANGE BOX AT THE NORTHWEST CORNER OF SAID SECTION 7 AND BY A FOUND 2" BRASS CAP, STAMPED "PLS 22550 1986" SET FLUSH IN THE TOP OF THE CENTER CONCRETE BARRIER OF HIGHWAY 85 AT THE NORTH QUARTER CORNER OF SAID SECTION 7.
- PER THE CLIENT'S REQUEST, SELECT IMPROVEMENTS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
- ALL UTILITY INFORMATION WAS OBTAINED FROM FIELD SURFACE EVIDENCE AT THE TIME OF THIS SURVEY AND IS SHOWN IN AN APPROXIMATE LOCATION ONLY BASED ON SAID FIELD OBSERVATIONS.
- ALL UNDERGROUND UTILITIES SHOULD BE FIELD VERIFIED PRIOR TO ANY DESIGN AND CONSTRUCTION.
- BURIED UTILITIES AND PIPELINES SHOWN HEREON ARE PER VISIBLE AND APPARENT SURFACE EVIDENCE, RECORD DRAWINGS OF THE CONSTRUCTION UTILITY LINES AND/OR LOCATION DERIVED FROM THE FIELD SURVEY OF UTILITY MARKINGS PROVIDED BY AN INDEPENDENT UTILITY LOCATING FIRM. NO GUARANTEE OR WARRANTY, EITHER EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF SUCH INFORMATION. ENGINEERING SERVICE COMPANY DOES NOT ALLOW FIELD PERSONNEL TO ACCESS UTILITY MANHOLES OR ENCLOSED STRUCTURES, THEREFORE SUB-SURFACE PIPE SIZES IF NOT HEREON ARE OBSERVED FROM SURFACE LOCATIONS AND/OR TAKEN FROM RECORD DRAWINGS. IF MORE ACCURATE LOCATIONS AND/OR SIZES OF UNDERGROUND UTILITIES OF PIPELINES ARE REQUIRED, THE UTILITY OR PIPELINE LOCATION AND/OR SIZE WILL HAVE TO BE VERIFIED BY FIELD POT-HOLING. ENGINEERING SERVICE COMPANY AND THE SURVEYOR OF RECORD SHALL NOT BE HELD LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UNDERGROUND UTILITIES AND PIPELINES.
- ALL LINEAL DISTANCES ON THIS SURVEY ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 0.3048 METERS.
- NOTE CONCERNING THE LOCATION OF BRIGHTON BOULEVARD: NO DEDICATION FOR BRIGHTON BOULEVARD WAS FOUND BY RESEARCH DONE BY ENGINEERING SERVICE COMPANY. REVERSAL LAND EASEMENTS PLATS IN THE AREA WERE FOUND THAT CONSISTENTLY SHOWED A 60 FOOT RIGHT-OF-WAY. MONUMENTS WERE FOUND ON BOTH SIDES OF BRIGHTON BOULEVARD THAT MATCH THE POSITIONS OF THEIR RESPECTIVE DEED DESCRIPTIONS. HOWEVER THE FOUND MONUMENTS DO NOT MATCH THE PRESUMED 60-FOOT RIGHT-OF-WAY WIDTH. DUE TO NO DOCUMENT BEING FOUND FOR THE DEDICATION OF THE BRIGHTON BOULEVARD RIGHT-OF-WAY AND THE FOUND MONUMENTS MATCHING THE RELATIVE POSITIONS AS DESCRIBED IN THE DEEDS, THIS SURVEY HAS ACCEPTED THE MONUMENTS ON BOTH SIDES OF BRIGHTON BOULEVARD AND HAS ASSUMED A VARIABLE WIDTH RIGHT-OF-WAY BASED ON SAID MONUMENTS.

AREAS OF CONCERN

- CONCRETE BARRIERS CROSS THE NORTH AND EAST PROPERTY LINES.

NOTICE

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

ANY PERSON WHO KNOWINGLY REVEALS, ALTERS, OR DEFEACES ANY PUBLIC LAND SURVEY MONUMENT, LAND AND BOUNDARY MONUMENT, OR ACCESSORY MONUMENT A CLASS AND (D) MIDDLE-AND, PURSUANT TO STATE STATUTE 18-608 OF THE COLORADO REVISED STATUTES.



Russell Gruber
 Industrial Specialist / Owner
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 russell@gruber.com

Gruber
 COMMERCIAL REAL ESTATE
 grubercommercial.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Gruber Commercial Real Estate Services.