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6863 E. 48TH AVE, COMMERCE CITY, CO 80216

Two Unit Industrial Building With Fenced Yard | Available for Sale or Lease

FOR SALE OR LEASE

PROPERTY HIGHLIGHTS

- Fenced Yard
- Block Construction/Twin T Roof
- Clear Span Warehouse



UNIT SIZE:

6865: 7,350 SF (VACANT)

6863: 7,350 SF (AVAILABLE Q1 2027))

SALE PRICE: \$2,400,000

LEASE RATE: \$9.95/SF NNN



For More Information, Contact:

Steve Fletcher | *Industrial Specialist*
(720) 320-0366
steve@grubercre.com

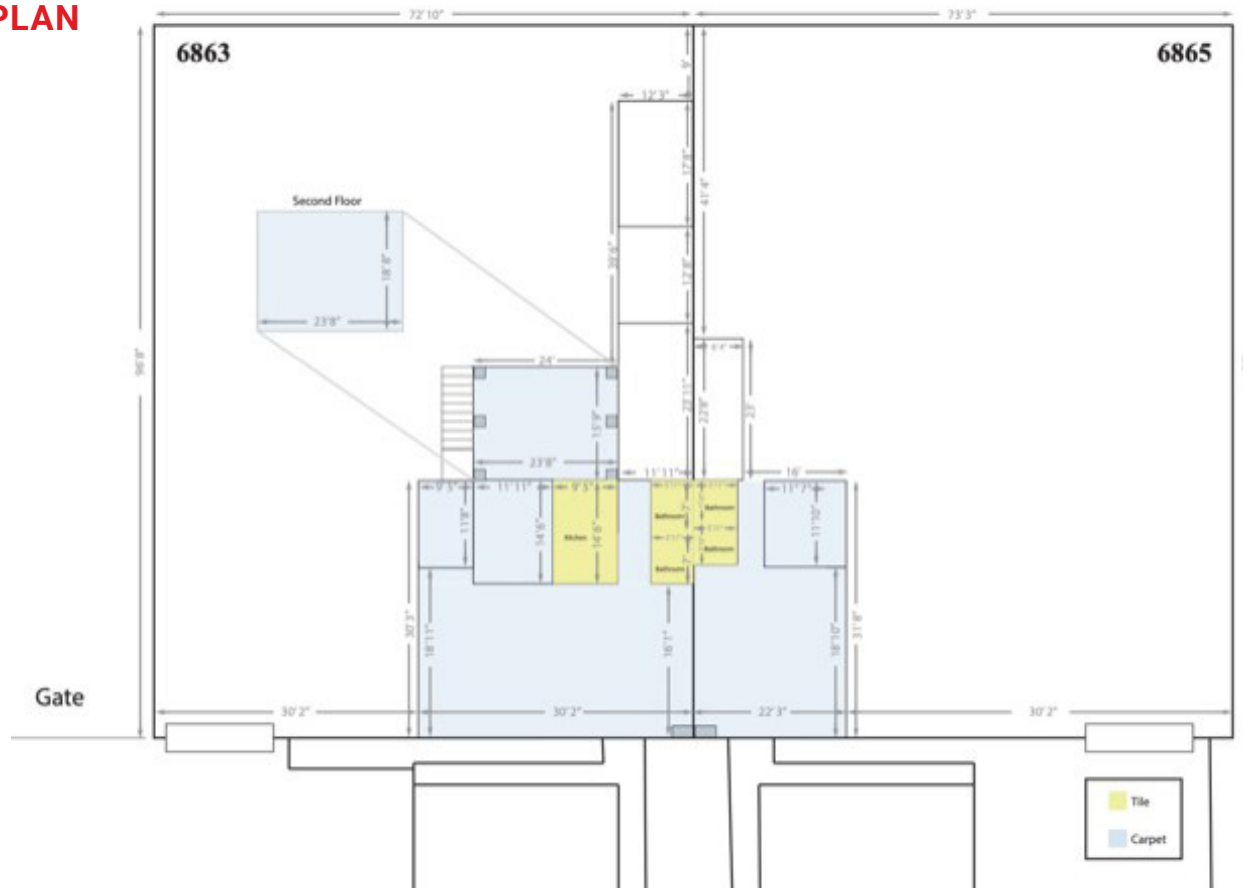
Russell Gruber | *Industrial Specialist/Owner*
(720) 490-1442
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PROPERTY DETAILS

- **Building Size:** 14,700 SF
- **Lot Size:** .7 Acres
- **City/County:** Commerce City/ Adams County
- **Sale Price:** \$2,400,000
- **Lease rate:** \$9.95/SF NNN
- **Year Built:** 1979
- **Property Taxes 2025 (Payable 2026):** \$69,130.98
- **Power:** 3-phase (two Services/ TBV)
- **Ceiling Height:** 17'7"
- **Zoning:** I-1S
- **Heat/Cooling:** Gas forced and A/C in Office
- **Loading:** Two (2) Drive-in Doors (11'7"x13'10")



FLOOR PLAN



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