



**FOR SALE**

## 7,500/SF Clear Span Industrial Building with Yard For Sale



**SPACE AVAILABLE: 7,500 SF**

### PROPERTY HIGHLIGHTS

- I-2 zoning
- 1.13 acre site with large yard space
- Clear span building
- Well distributed heavy power
- Easy access to Highway 2, Highway 85, and I-76
- Mezzanine (not included in square footage)



**CONTACT BROKER  
FOR PRICE**

**Russell Gruber**

*Industrial Specialist / Owner*

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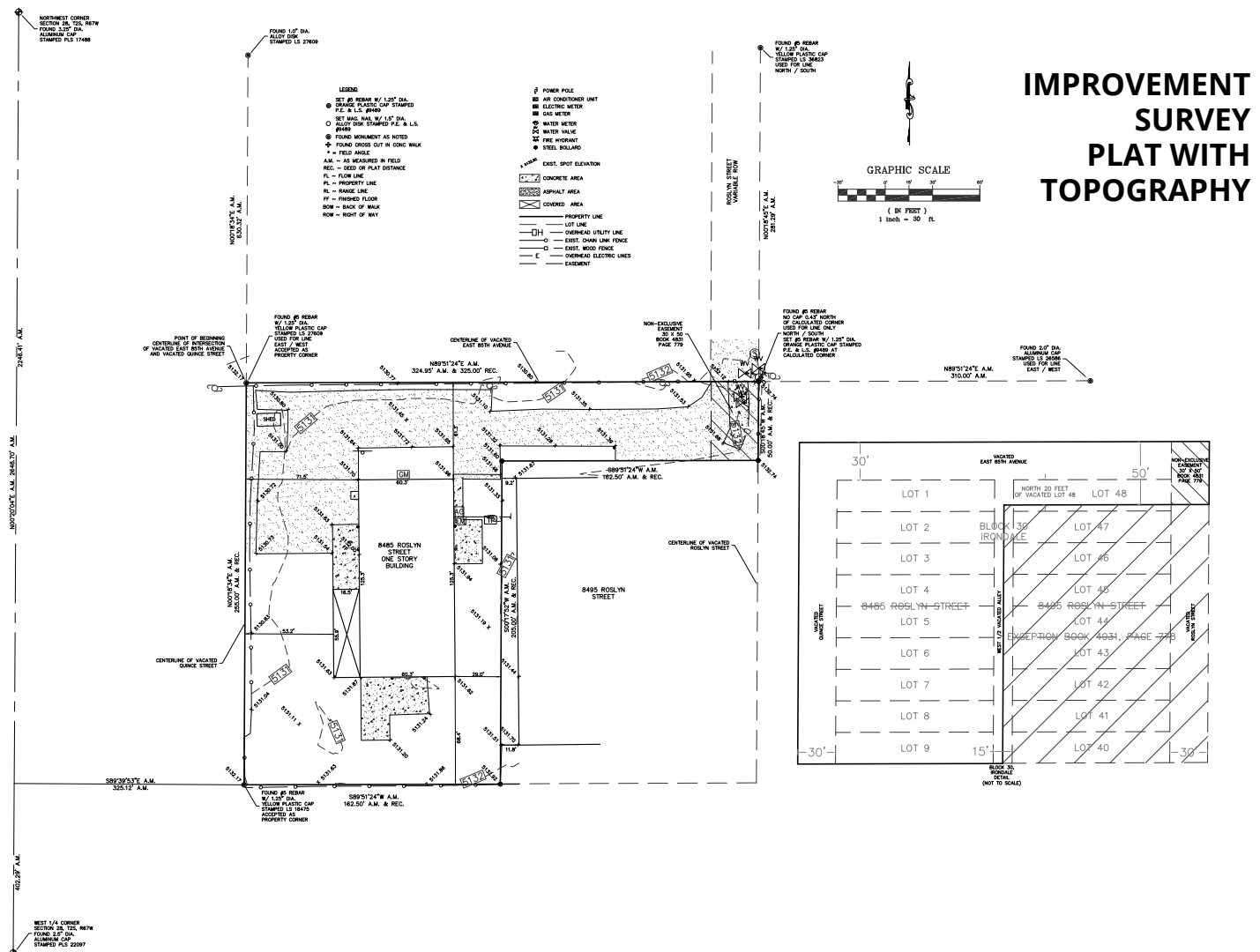
**Gruber**  
COMMERCIAL REAL ESTATE

**8485 ROSLYN STREET**  
COMMERCE CITY, COLORADO

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

## PROPERTY DETAILS

- **Size:** 7,500/SF
- **Office:** 1,250/SF plus mezzanine (not included in square footage)
- **Site:** 1.13 acres (49,228/SF)
- **YOC:** 1987
- **City/County:** Commerce City/Adams County
- **Sprinkler:** Yes (wet)
- **Taxes (2021):** \$19,252.46
- **Clear Height:** 16'ft
- **Drive In loading:** (2) 14'X14" doors & (1) 20'X14'
- **Power:** 800 amps of 3-phase (to be verified)
- **Heat:** Radiant in warehouse
- **A/C:** In office and forced air



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