

9801 HAVANA STREET

HENDERSON (COMMERCE CITY), COLORADO 80640

Gruber Commercial Real Estate Services | 970 Yuma Street, #100 Denver, CO 80204 | Tel: 720-490-1442



32,535 SF Class A Manufacturing Facility for Sale

FOR SALE

SALE PRICE:
\$5,500,000.00

SITE SIZE: 3.11 ACRES

OFFICE: 6,858 SF (includes a 2,448 SF upstairs area)

PROPERTY HIGHLIGHTS

- Fully temperature controlled building (A/C)
- Class A clean manufacturing building
- Property is located within an Enterprise Zone
- 2,500 amps 3-phase power
- 3.11 acre site fenced in
- Tons of natural light in warehouse and office
- Easy access to I-76, Hwy 2 and the Denver Metro Areas
- Large fenced yard with road base



Russell Gruber
Industrial Specialist / Owner

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Commercial Real Estate Services

<https://grubercommercial.com>

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PROPERTY DETAILS

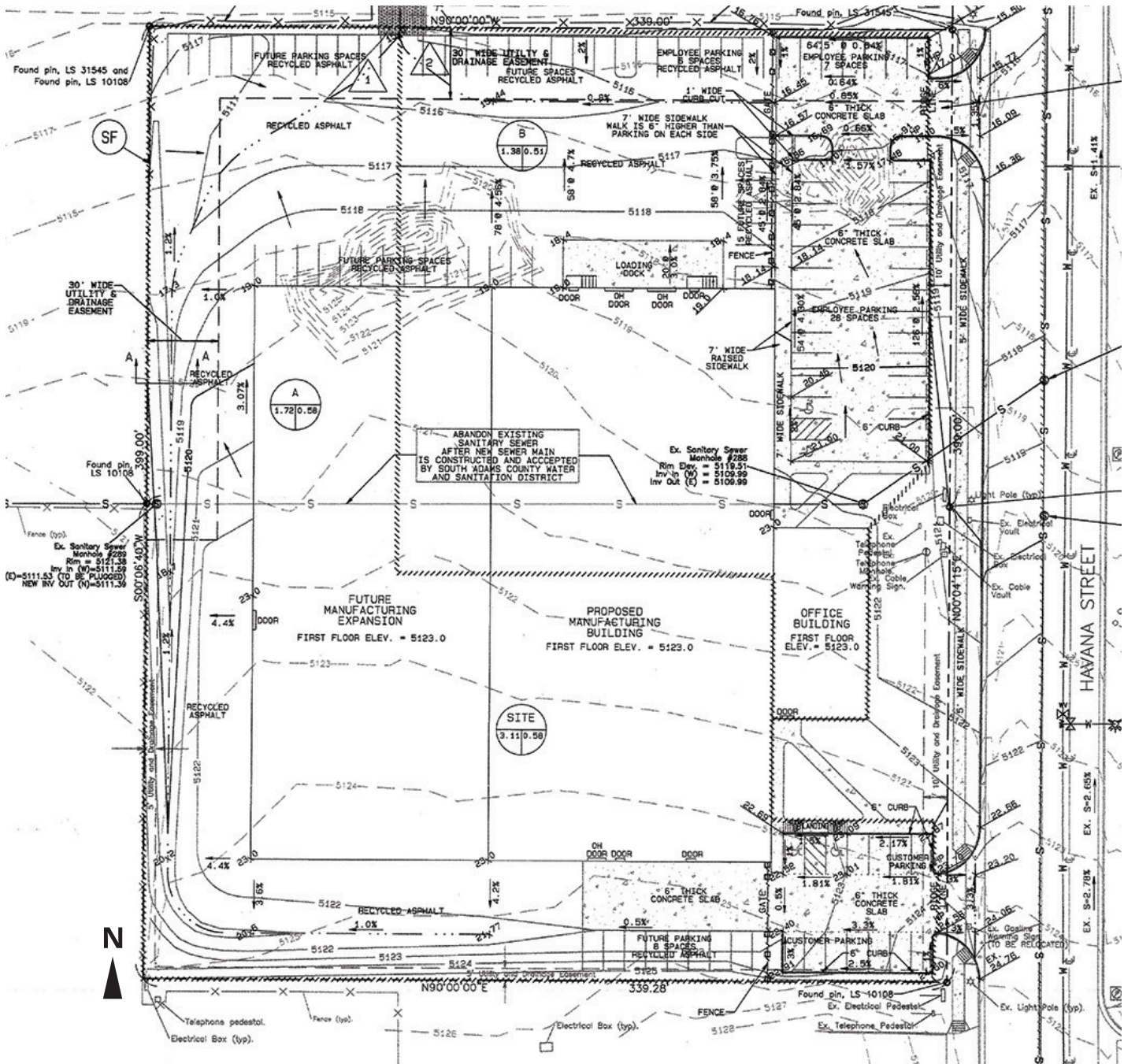
- **Building:** 32,535 SF
- **Site:** 3.11 acres
- **Office:** 6,858 SF (includes a 2,448 SF upstairs area)
- **Zoning:** PUD
- **City / County:** Commerce City / Adams County
- **YOC:** 2006
- **Type of Construction:** Metal
- **Sprinkler:** YES
- **Heat/Cooling:** Building is fully cooled and heated (A/C/Gas Forced)
- **Loading:** 1 - 8'X10' drive-in and 2-dock high doors
- **Clear:** 14.6' to 24'
- **Power:** 3-phase, 2,500 amps (208Y / 120)
- **Taxes:** \$47,511.48 (2018)



CLASS A MANUFACTURING FACILITY FOR SALE



BUILDING PLAN



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AERIAL



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