



Industrial Building For Sale or Lease

Features

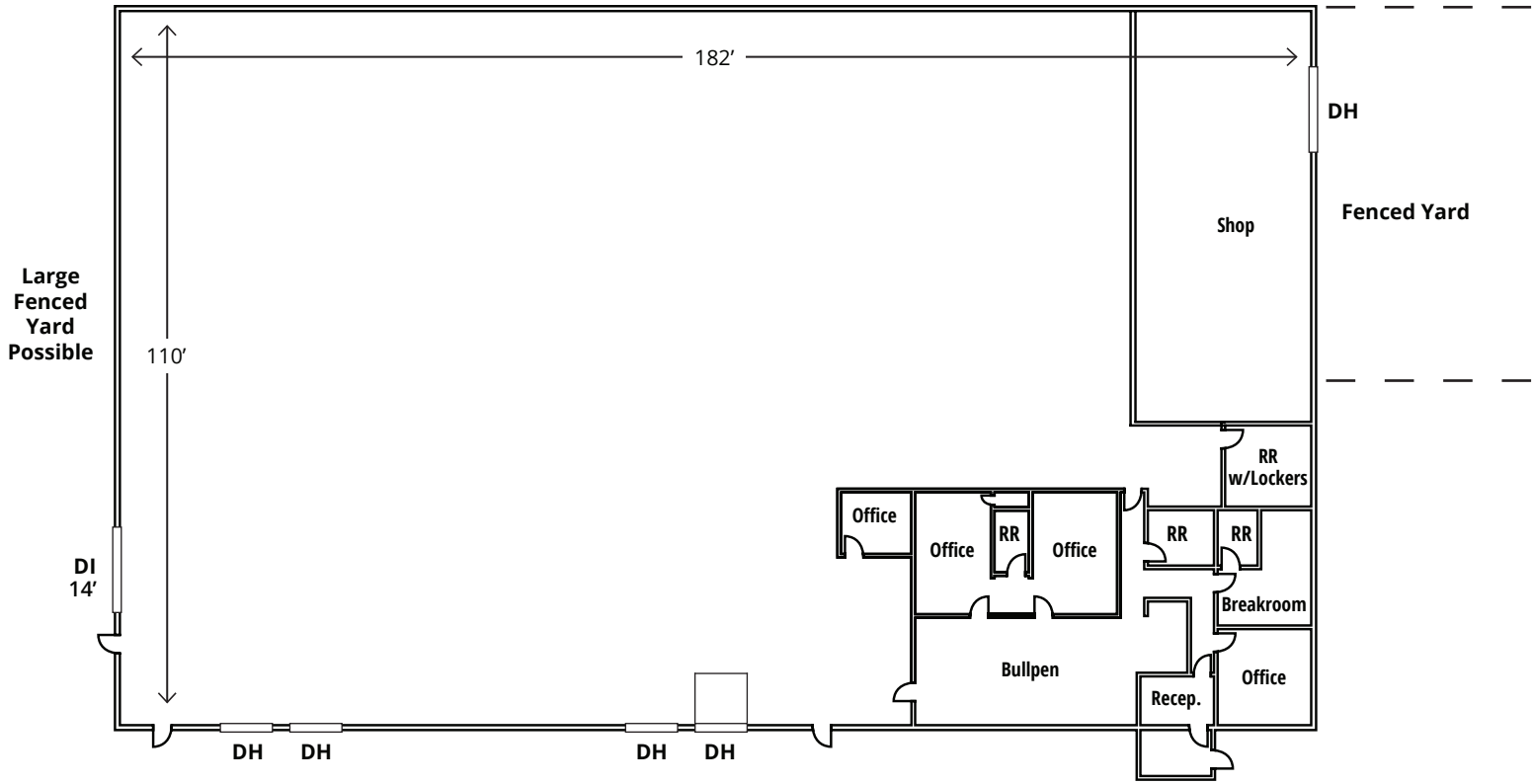
- › Rare Freestanding Building
- › Newer (2015) Roof
- › Excellent Highway Access via Quebec & I-70 or I-270
- › Heavy Power
- › Fenced Yard
- › Flexible zoning
- › Shower in restroom

7001 East 57th Place Commerce City, Colorado 80022

Building Info

Available:	± 22,000 SF w/ ± 4,000 SF Mezzanine (not included in SF)
Office:	± 2,000 SF
Site Size:	1.84 AC with fenced yard
Year Built:	1982
Clear Height:	± 18'
Loading:	5 docks (1 with leveler); 1 drive-in (12'x14')
Column Spacing:	36'2" x 36'2"
Electrical:	800A, 220V, 3-phase (TBV)
Sprinklers:	Yes
Zoning:	I-1 (Industrial)
Taxes:	\$65,609 (2021)
Lease Rate:	\$11.25/SF NNN
Sale Price:	\$3,700,000

For Sale or Lease



Site Plan

