

FOR LEASE: 46,200 SF TRUCK TERMINAL

9801 EAST 102ND AVENUE, COMMERCE CITY, COLORADO 80640



120' CROSSDOCK | 2 ENTRIES WITH AUTOMATIC GATES | PAVED/FENCED/LIT YARD

ADDRESS	9801 E 102nd Ave, Commerce City
COUNTY	Adams
BUILDING SIZE	46,200 SF
OFFICE SIZE	2,277 SF
PROPERTY SIZE	7.0 AC
YEAR BUILT	2002
ZONING	Kushniroff PUD (allowed uses in accordance with I-2 zoning)
CEILING HEIGHT	24' to 28'
LOADING	33 dock highs & 2 drive ins
POWER	208/120 Volt, 800 Amp, 3-Phase
SPRINKLERS	Dry pipe system
LEASE RATE	\$10.75/SF NNN

HIGHLIGHTS

- 120' wide crossdock
- 33 existing dock doors; ability to add additional 19 dock doors
- Approx. 75 trailer parking spaces
- 2 street entries to property with automatic gates
- Paved, fenced, lit yard
- Great visibility on I-76
- Within an Enterprise Zone



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ACCESS



DRIVE TIMES

- Denver CBD: 18 mins.; 13 miles
- DIA: 20 mins.; 14 miles
- Golden: 24 mins.; 21 miles
- Boulder: 28 mins.; 26 miles
- DTC: 30 mins.; 27 miles
- Ft. Collins: 50 mins.; 51 miles
- Colorado Springs: 70 mins.; 75 miles

