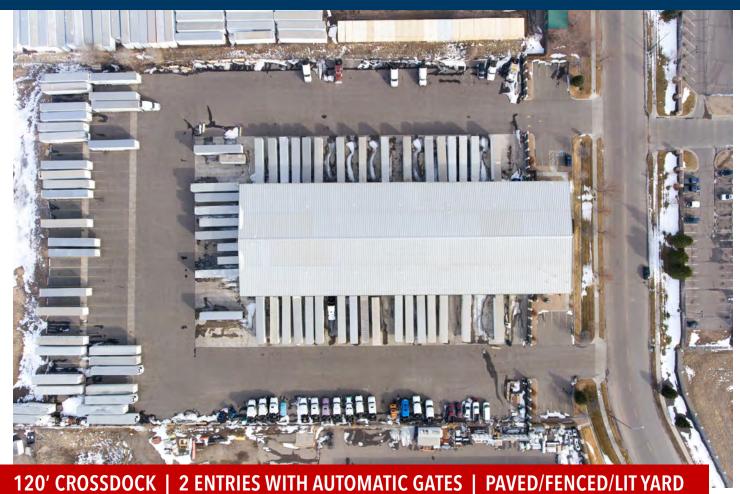
FOR LEASE: 46,200 SF TRUCK TERMINAL

9801 EAST 102ND AVENUE, COMMERCE CITY, COLORADO 80640



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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

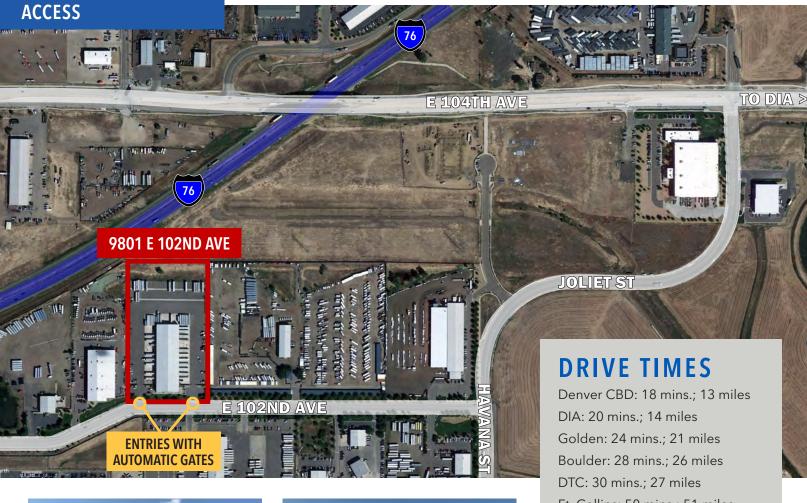
HIGHLIGHTS

- 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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Ft. Collins: 50 mins.; 51 miles Colorado Springs: 70 mins.; 75

miles

