

**8450 Rosemary St**

Commerce City, CO 80022



BUILDING SIGNAGE AVAILABLE

**10,000 RSF Industrial Warehouse  
FOR LEASE | \$13.00/SF NNN**



**8450**  
**ROSEMARY ST**  
COMMERCE CITY, CO 80004



## OFFERING SUMMARY

<b>RENTAL RATE</b>	\$13.00/RSF NNN
<b>NNN EXPENSES</b>	\$3.33 RSF (Estimated)
<b>AVAILABLE SF</b>	10,000 RSF (8,300 RSF Warehouse & 1,700 RSF, Two Story Office)
<b>CEILING HEIGHT</b>	15'-20' Clear
<b>DRIVE-IN DOORS</b>	Three, (1) 10' x 14', (1) 12' x 12', (1) 10' x 14'
<b>POWER</b>	800 Amps, 208 Volt, 3 Phase (To Be Verified)
<b>ZONING</b>	I-1 : Industrial
<b>SPRINKLERS</b>	Yes ESFR

# PROPERTY OVERVIEW

- Three (3) Remodeled Bathrooms/New Paint and Carpet in the Office Areas
- Radiant Heat in Warehouse
- Swamp Coolers in Warehouse
- Close to I-76
- Available August 1, 2022
- Building Signage Available
- Ample Parking

# LOCATION MAP



# FLOOR PLAN

