8450 Rosemary St

Commerce City, CO 80022





8450 ROSEMARY ST COMMERCE CITY, CO 80004





OFFERING SUMMARY

RENTAL RATE \$13.00/RSF NNN

NNN EXPENSES \$3.33 RSF (Estimated)

AVAILABLE SF 10,000 RSF (8,300 RSF Warehouse & 1,700 RSF, Two Story Office)

CEILING HEIGHT 15'-20' Clear

DRIVE-IN DOORSThree, (1) 10' x 14', (1) 12' x 12', (1) 10' x 14'

POWER 800 Amps, 208 Volt, 3 Phase (To Be Verified)

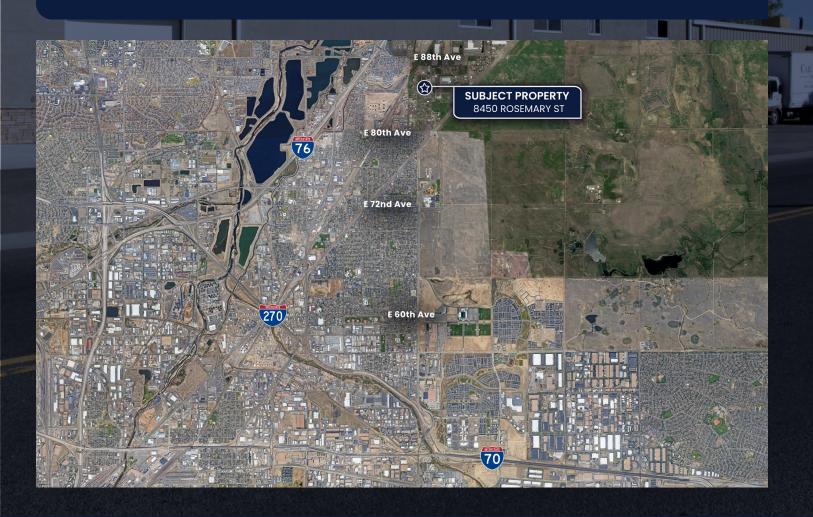
ZONING I-1: Industrial

SPRINKLERS 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

