

For Lease

46,200 SF CROSSDOCK WAREHOUSE BUILDING ON 7 ACRES

# 9801 E. 102nd Avenue

Commerce City, CO 80640



NEWMARK

REALTERM



# Property Information

9801 E. 102ND AVENUE | COMMERCE CITY, CO 80640

## Highlights:

- Rare cross-dock building with yard space
- Permissive zoning that allows for outdoor storage
- Ability to add more ramped, drive-in loading
- Fully fenced in and secured site with two gated entry points
- 4+ acres of usable and fully paved yard space
- Visibility and signage opportunities from I-76

<b>County</b>	Adams
<b>Building Size</b>	46,200 SF
<b>Office Size</b>	Approximately 3,000 SF
<b>Property Size</b>	7.0 Acres
<b>Year Built</b>	2002
<b>Zoning</b>	PUD, I-2 Commerce City

<b>Loading</b>	33 Dock-High 1 Oversized Drive-In
<b>Ceiling Height</b>	22' - 25'
<b>Power</b>	208/120 Volt, 800 AMP, 3-Phase TBV
<b>Sprinklers</b>	Dry Pipe System
<b>OPEX</b>	\$3.77/SF (2025)
<b>Lease Rate</b>	\$13.25/SF NNN





# Property Location

9801 E. 102ND AVENUE | COMMERCE CITY, CO 80640

## Average Drive Times:

**5 Minutes**

Interstate 76

**15 Minutes**

E-470

**20 Minutes**

DIA

**20 Minutes**

Downtown  
Denver

**35 Minutes**

Boulder

**40 Minutes**

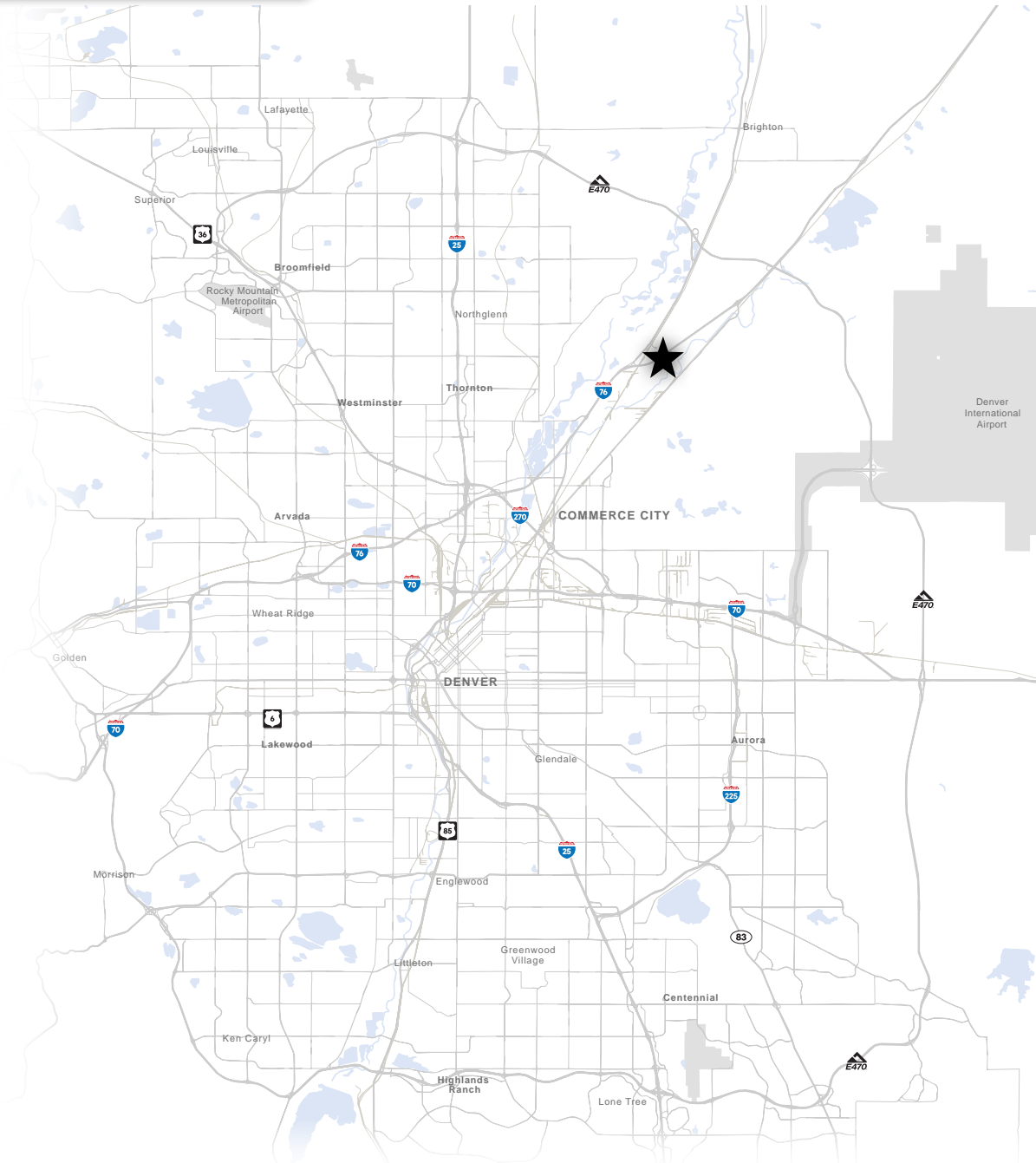
DTC

**60 Minutes**

Fort Collins

**90 Minutes**

Colorado  
Springs





# Aerial View

9801 E. 102ND AVENUE | COMMERCE CITY, CO 80640

DOWNTOWN  
DENVER

9801 E. 102nd Avenue

Commerce City, CO 80640

E. 102nd AVENUE

76

N

For information, please contact:

**Mike Viehmann, SIOR**  
Managing Director  
t 303-260-4340  
mike.viehmann@nrmk.com

**Mike Wafer, SIOR**  
Executive Managing Director  
t 303-260-4242  
mike.wafer@nrmk.com

**Michael Wafer Jr, SIOR**  
Managing Director  
t 303-260-4407  
mike.waferjr@nrmk.com

**Reagan Todd**  
Associate  
t 303-808-5460  
reagan.todd@nrmk.com

1800 Larimer Street, Suite 1700  
Denver, CO 80202

**nrmk.com**

**NEWMARK**

**REALTERM**

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.