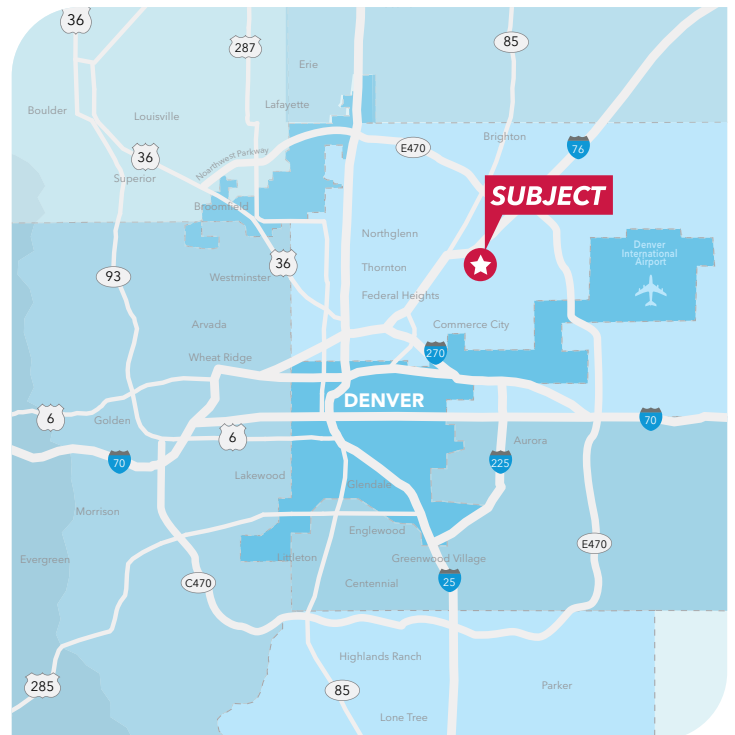


LAND FOR SALE
8600 VALENTIA STREET
COMMERCE CITY, CO 80022



PROPERTY FEATURES

SITE SIZE	±8.7 Acres
CITY	Unincorporated Adams
COUNTY	Adams
ZONING	A-1 (Master planned for General Industrial, I-2)
UTILITIES	South Adams Water & Sewer District Water: 8" (86th Ave & Verbena St) Sewer: Verbena between 87th & 86th Ave
TOPOGRAPHY	Level
CURRENT TAXES	\$1,603.38 (2023)
SALE PRICE:	Call Brokers for Details



FOR MORE INFORMATION CONTACT

KIRK VANINO

kvanino@lee-associates.com
C 303.250.4760

MATT NORA

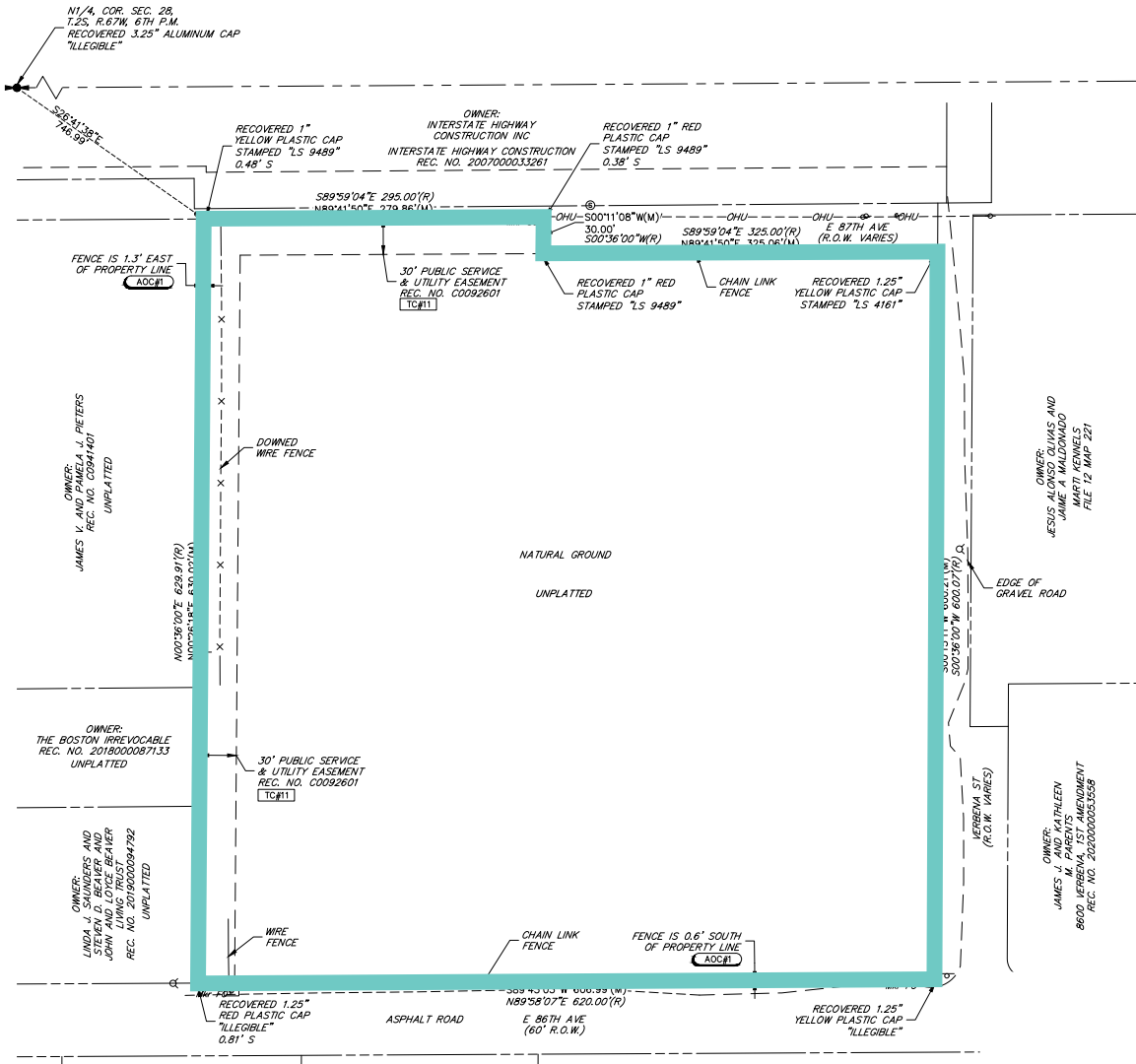
mnora@lee-associates.com
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LAND SURVEY



HIGHLIGHTS

- Easy access to I-76, Highway 85 and Highway 2
- Property is currently located in Unincorporated Adams County
- Site is master planned to be annexed into Commerce City under a general industrial zoning that will allow outside storage uses

FOR MORE INFORMATION CONTACT

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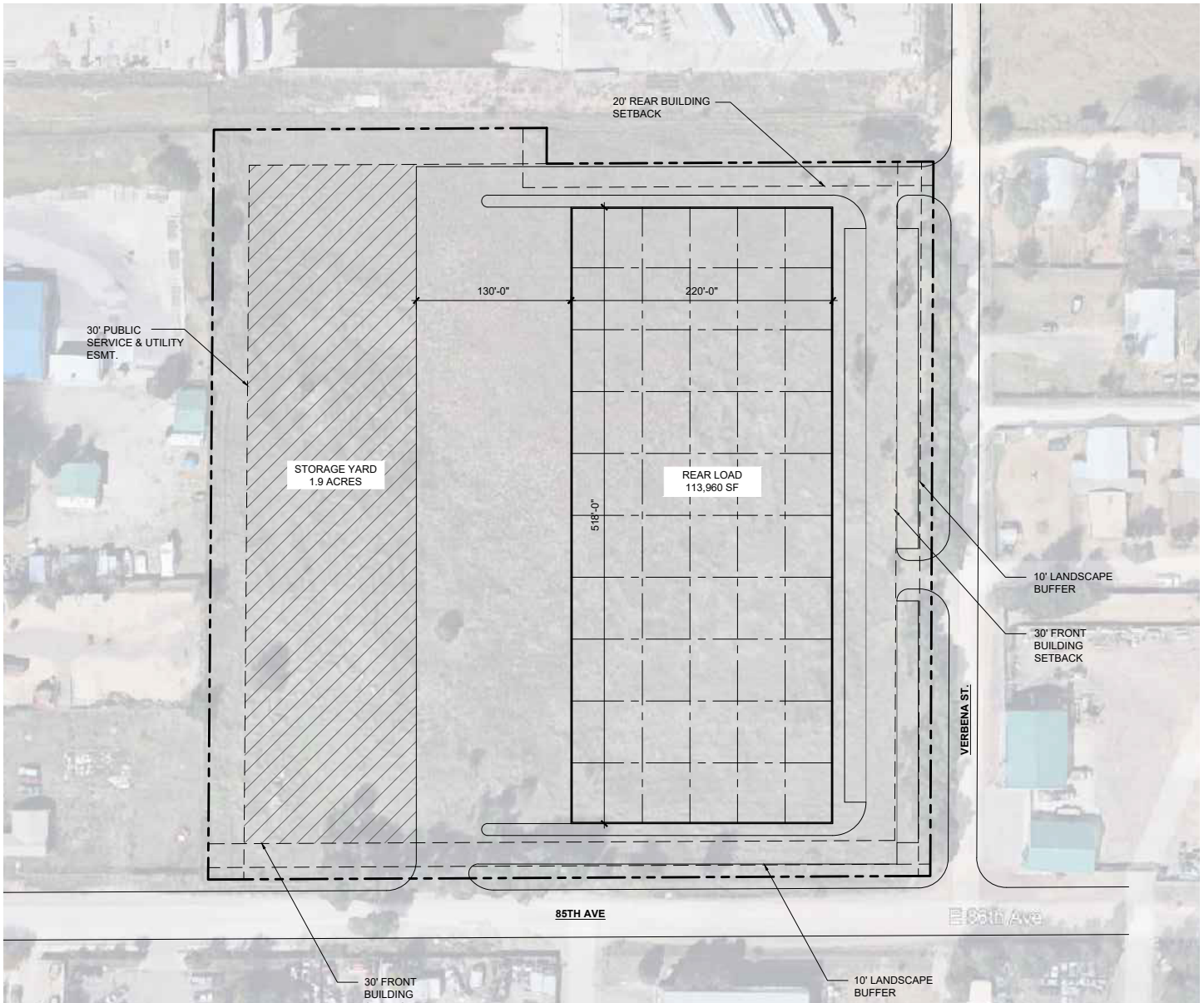
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CONCEPTUAL SITE PLAN



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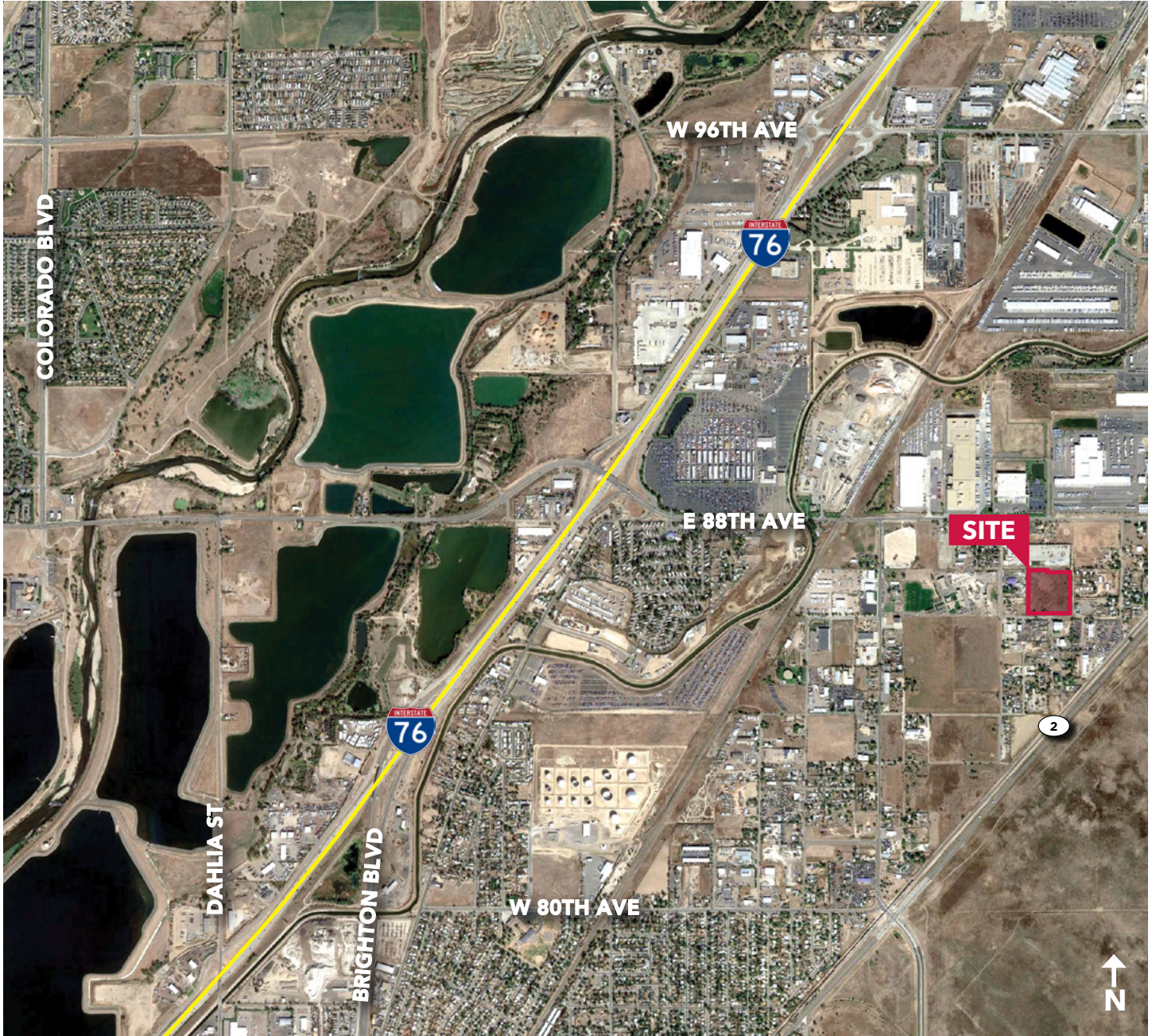
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AERIAL



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