

BNSF RAIL LINE

CO 2

  
**TRANSWESTERN**  
REAL ESTATE  
SERVICES

BNSF RAIL SPUR

E 84TH AVENUE



ON-SITE RAIL SPUR



DIVISIBLE 32.5 ACRES



HIGHWAY PROXIMITY



ENTERPRISE ZONE

# MID-RAIL INDUSTRIAL PARK

LAND FOR SALE  
OR BUILD-TO-SUIT

8450 SYRACUSE STREET, COMMERCE CITY, CO 80022

**DIVISIBLE 32.5 ACRES**

15.5 ACRES

17 ACRES

E 84TH AVENUE

**ON-SITE RAIL SPUR**

## PROPERTY DETAILS

### ZONING

PUD zoning, light/medium industrial uses

### SIZE

32.5 acres that can be divided

### WATER/SEWER

Adams County

### GAS/ELECTRIC

Xcel Energy

## RAIL NETWORK



## DIRECT RAILWAY ACCESS

The property features direct access to the BNSF railway via an on-site rail spur.

Additionally, there is access to one other railroad and a short line railroad in Commerce City. There are five transload facilities within Commerce City for rail transport of dry and liquid bulks, aggregate, construction materials, heavy equipment, and other commodities.



## HIGHWAY PROXIMITY & EXPOSURE

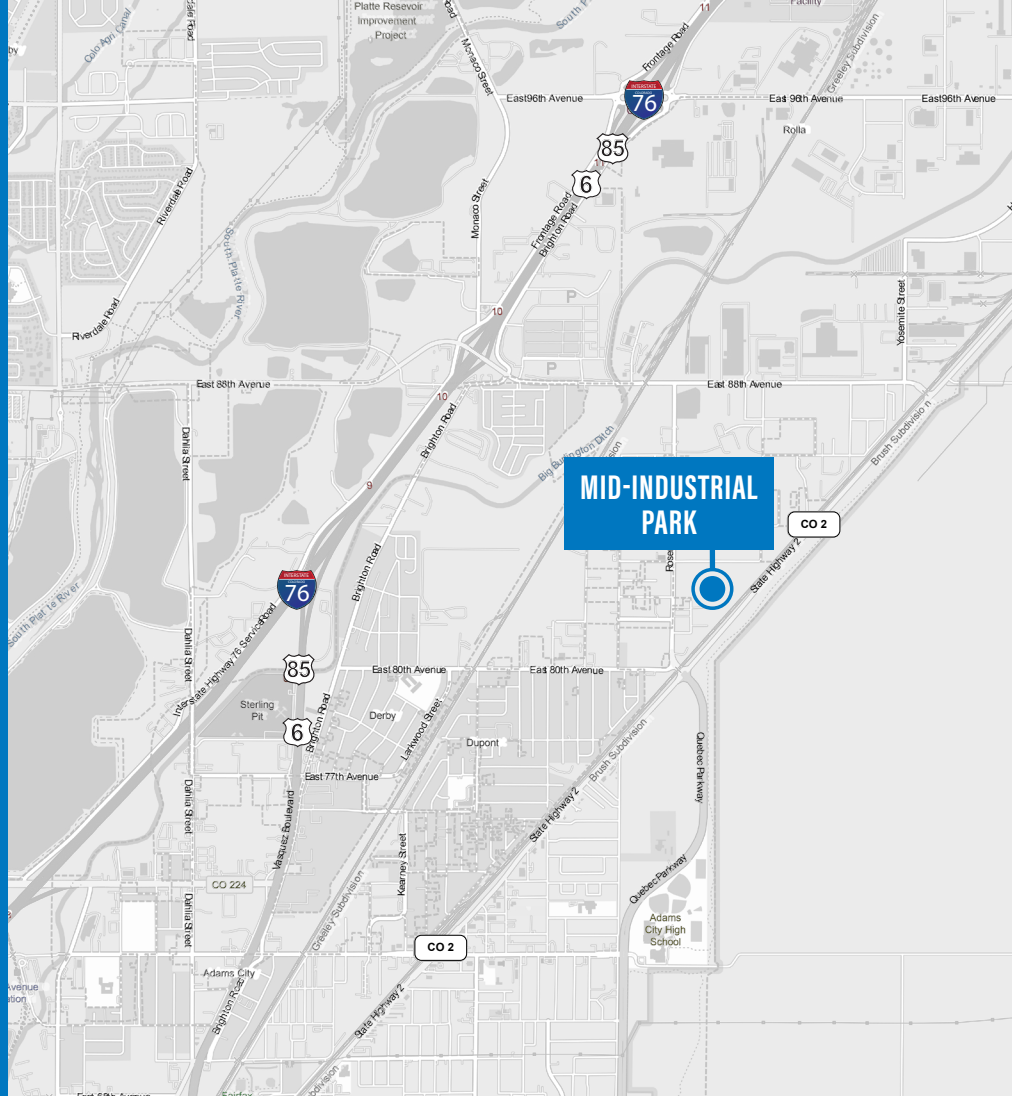
 **2 MINUTES**  
INTERSTATE 76

 **7 MINUTES**  
INTERSTATE 25

 **FRONTAGE**  
CO HIGHWAY 2

 **24 MINUTES**  
TO DENVER INTERNATIONAL AIRPORT

Easy access to the property via 88th Avenue or Rosemary Street



**SALE TAX EXEMPTION**  
MACHINERY, TOOLS, INGREDIENTS USED IN MANUFACTURING ARE EXEMPT FROM PAYING THE 2.9% COLORADO SALES TAX.

## ECONOMIC INCENTIVES

### ENTERPRISE ZONE

OFFERS STATE INCOME TAX CREDITS

**3%** EQUIPMENT PURCHASES

**1.5%** COMMERCIAL VEHICLE PURCHASES

**3%** OF INCREASED EXPENDITURES FOR R&D

**\$1,100** PER NEW FULL-TIME EMPLOYEE

**\$1,000** PER NEW FULL-TIME EMPLOYEE HEALTH INSURANCE

**12%** QUALIFIED JOB TRAINING

See [choosecolorado.com](http://choosecolorado.com) for details.  
Source: Commerce City Economic Development



## SALE INFORMATION

CRAIG PATON  
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