

SE Corner of 48th Ave & Olive St
Commerce City, Colorado

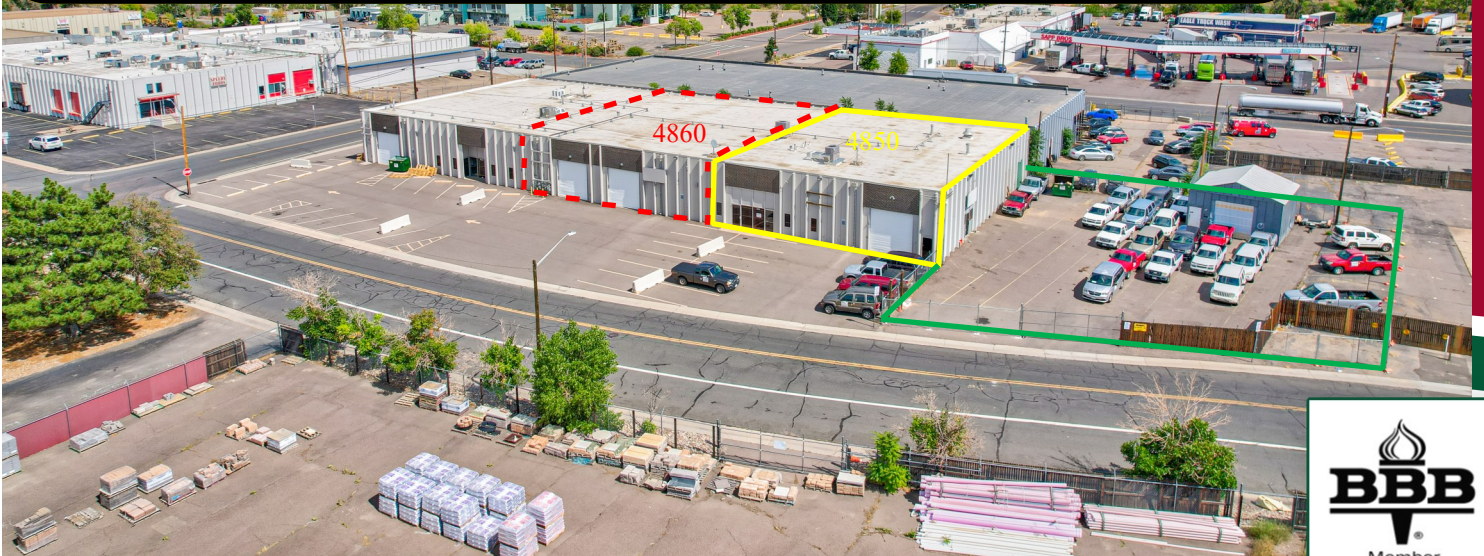
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AVAILABILITY:

**4850 Olive 4,935 SF + 16,000 SF of Fenced Yard
(\$16/SF NNN*)**

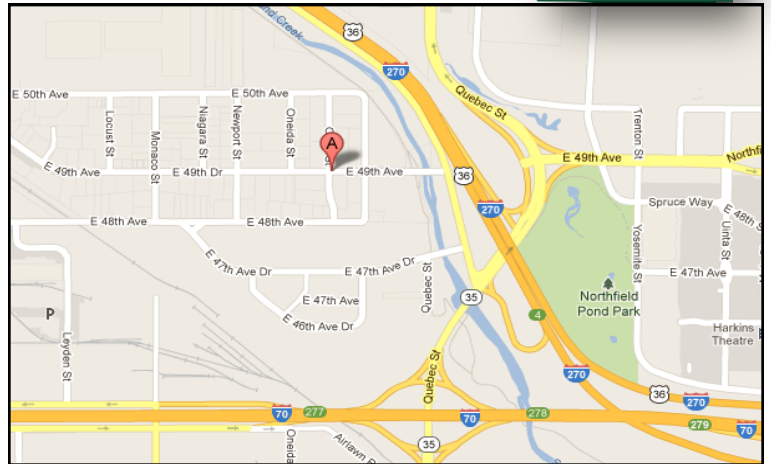
4850 & 4860 Olive can be combined for 12,360 SF

*NNN's = \$5.52 AS OF 03/17/26



PROPERTY DESCRIPTION:

**WELL BUILT ATTRACTIVE
MASONRY BUILDING WITH
ABUNDANT PARKING/
LOADING. THE PROPERTY
PROVIDES EXCELLENT
ACCESS TO I-70 & I-270.**



IMPORTANT FEATURES:

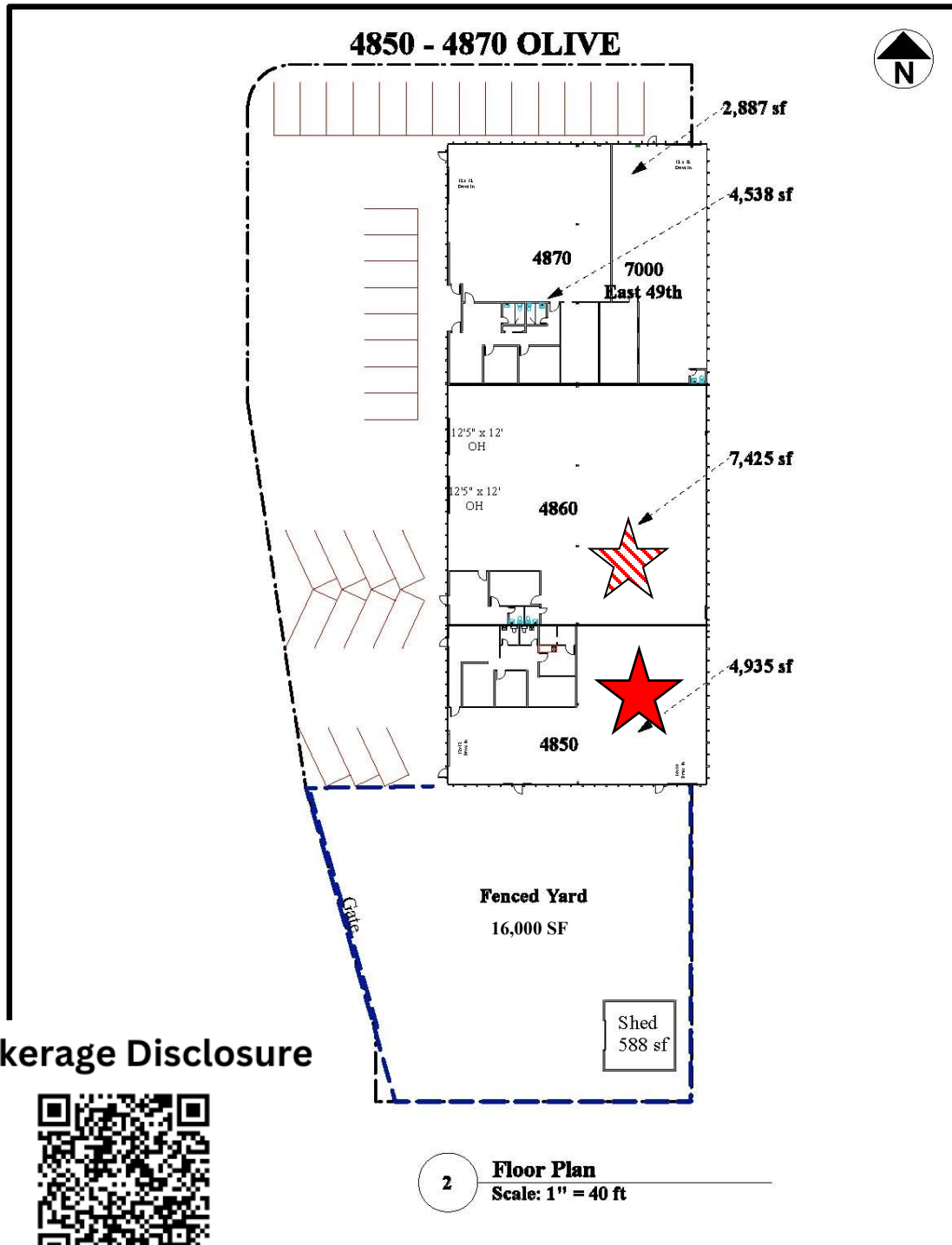
- 16,000 SF OF FENCED YARD
- REMODELED OFFICE SPACE
- OVERSIZE DRIVE IN DOORS
- 110/220 VOLT, 3-PHASE ELECTRICAL
- I-1S INDUSTRIAL ZONING
- 16' CEILING HEIGHT
- 1 12x12 DRIVE IN DOOR & 1 10x10 DRIVE IN DOOR

MICHAEL BLOOM
REALTY COMPANY



Space Availability:

Available	Total SF	Office SQ FT	Loading	Power
4850	4,935	600	2 Drive-In	3 Phase



Brokerage Disclosure



