

**New Lower Rate!**



### PROPERTY DESCRIPTION

The flexible layout ensures a seamless fit for a variety of industrial and commercial operations. This is the ideal setting for businesses seeking a strategic and efficient leasing solution in Commerce City, CO.

### PROPERTY HIGHLIGHTS

- Located near I-76 & 74th Ave
- Multi-Tenant Industrial Warehouse Complex
- Ample parking for tenants and visitors
- Proximity to major highways and transportation

### OFFERING SUMMARY

Unit 102	Available March 1, 2025
Lease Rate	\$10.65 sf/yr plus NNN
NNN Expenses	Est. \$6.50/sf
Available SF:	3,000 SF
Zoning	I-2
Power	Single Phase 220
Year Built	2006
Sprinklers	Yes



**BRANDI SPENCER**

Senior Broker  
720.880.6977  
brandi@algcommercial.com

**ALG COMMERCIAL**

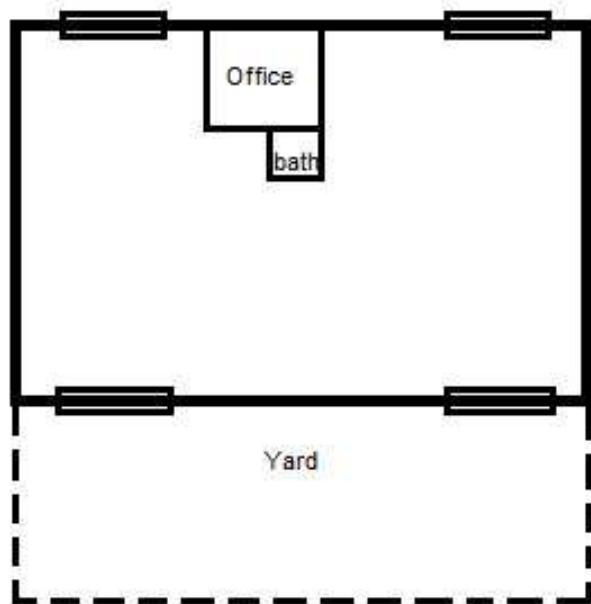
7354 South Alton Way, Suite 101  
Centennial, CO 80112  
algcommercial.com

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INDUSTRIAL PROPERTY FOR LEASE

# 8085-8095 ONEIDA STREET

Commerce City, CO 80022



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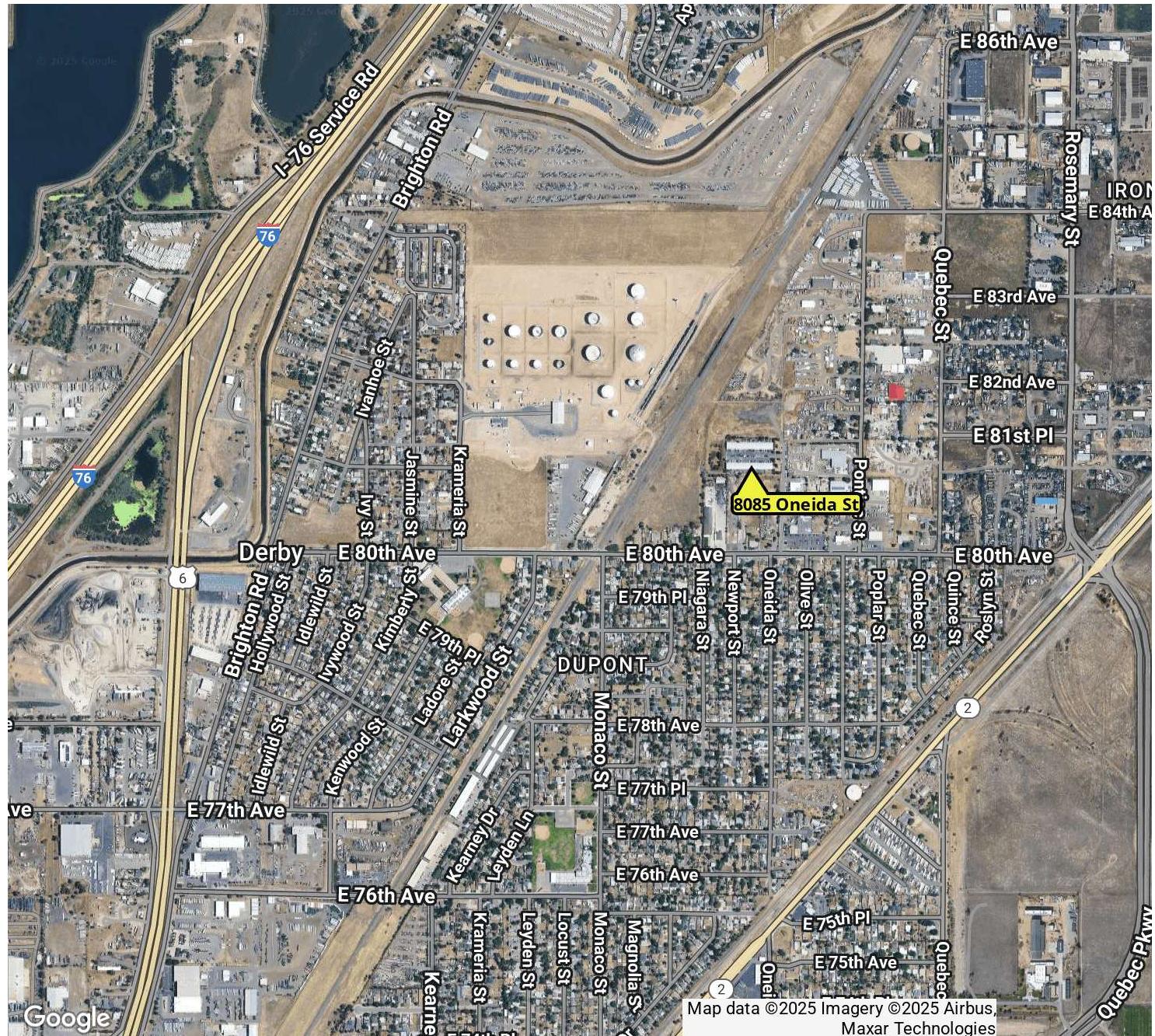
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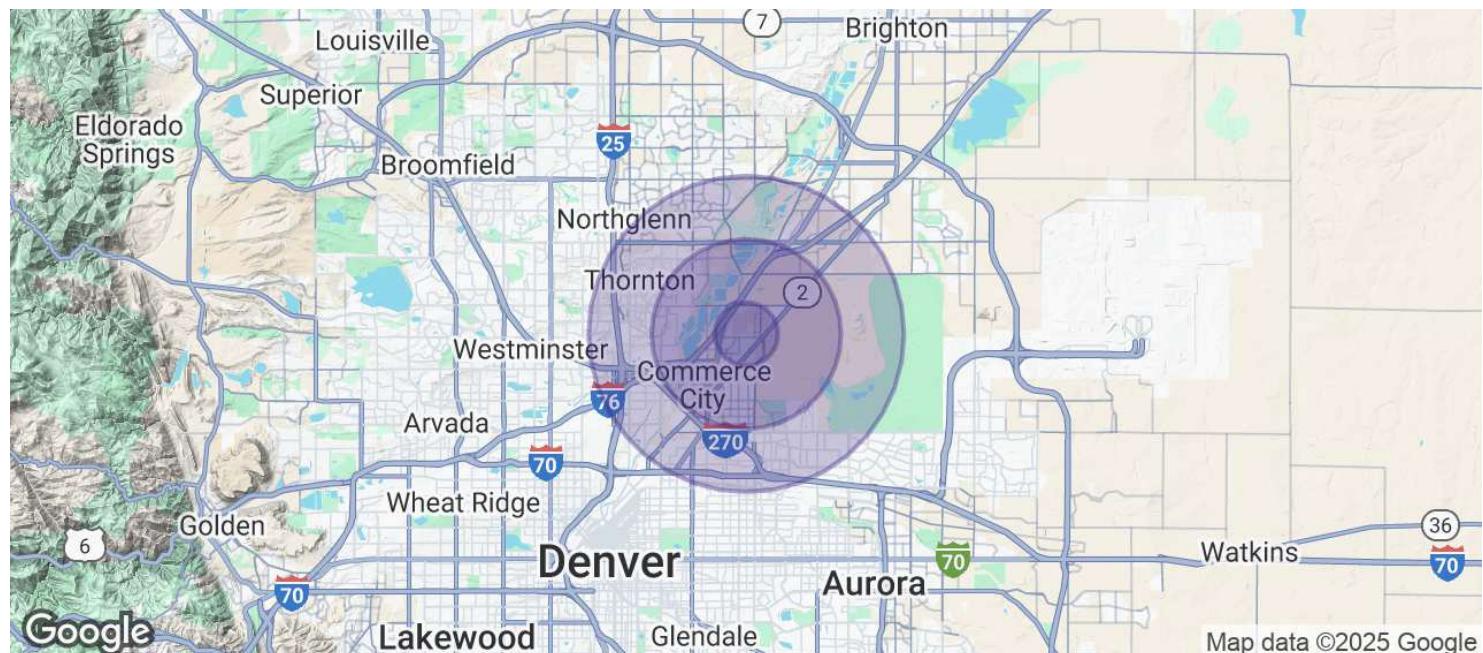
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## 8085-8095 ONEIDA STREET

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,477	53,067	164,769
Average Age	35	35	36
Average Age (Male)	35	35	35
Average Age (Female)	35	36	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,684	16,613	54,348
# of Persons per HH	3.5	3.2	3
Average HH Income	\$80,845	\$88,288	\$104,555
Average House Value	\$345,533	\$392,849	\$495,577

Demographics data derived from AlphaMap



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