

# 7361–7371 Ivy Street Combined:

9,800 SF (2 buildings combined) on a 1.84 fenced and paved yard: \$14.95/SF NNN



7361 Ivy Street  
Commerce City, CO 80022

> 5,800 SF Freestanding  
Shop with Fenced and  
Paved Yard

## Lease Opportunities

Colliers

7371 Ivy Street  
Commerce City, CO 80022

> 4,000 SF Freestanding  
Building with Fenced and Paved  
Yard and Drive-Through Bays

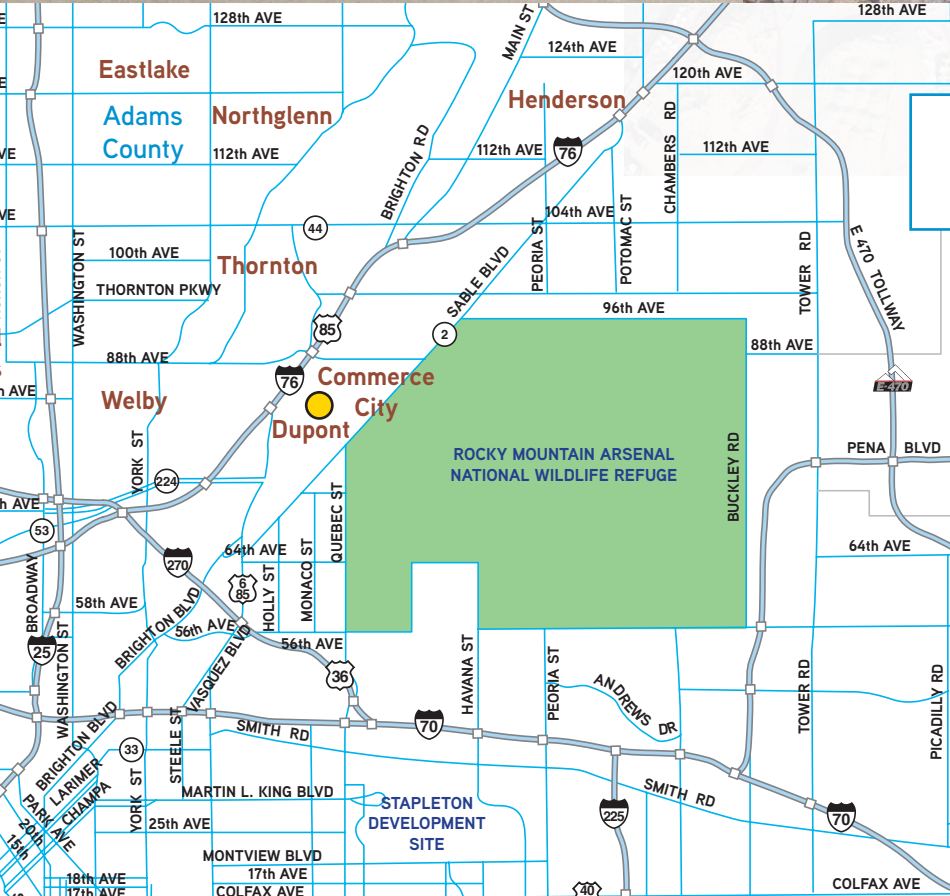


Accelerating success.

7361 Ivy Street  
Commerce City, CO 80022

> 5,800 SF Freestanding Shop with Fenced and Paved Yard

1.04 Acres



**Lease Rate: \$14.95/SF NNN**  
**Estimated Nets: \$5.77/SF NNN**

## Building Information

Building Size: 5,800 SF

Office Size: 990 SF (All AC)

Loading: Five (5) Drive-In Doors  
(three 14' and two 16')

Clear Height: 18'-20'

Zoning: I-2 Commerce City

Floors: 6" Reinforced  
4,000 PSI concrete  
Tile in Office

Yard: One (1) Acre

## Highlights

Two (2) Handicap Restrooms in Office

One (1) Restroom in Shop

Approx. 1/2 Acre Paved

Radiant Heat

Alarm System

Sprinklers with Floor Drains and Trap

16' and 14' Doors

Fenced and Paved Yard of One Acre

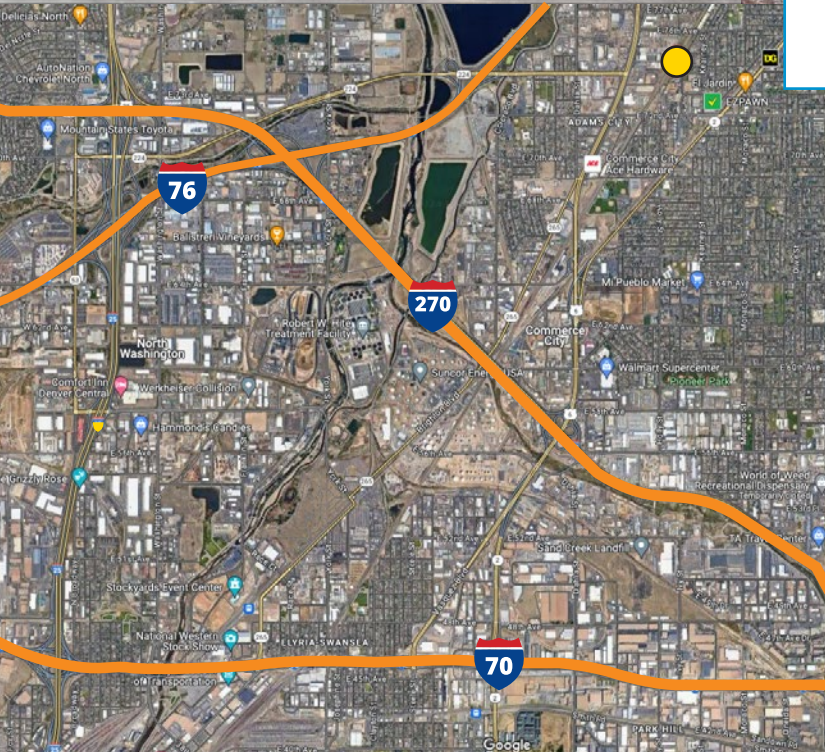
7371 Ivy Street  
Commerce City, CO 80022

> 4,000 SF Freestanding Building with Fenced and Paved Yard and Drive-Through Bays

0.8 Acres



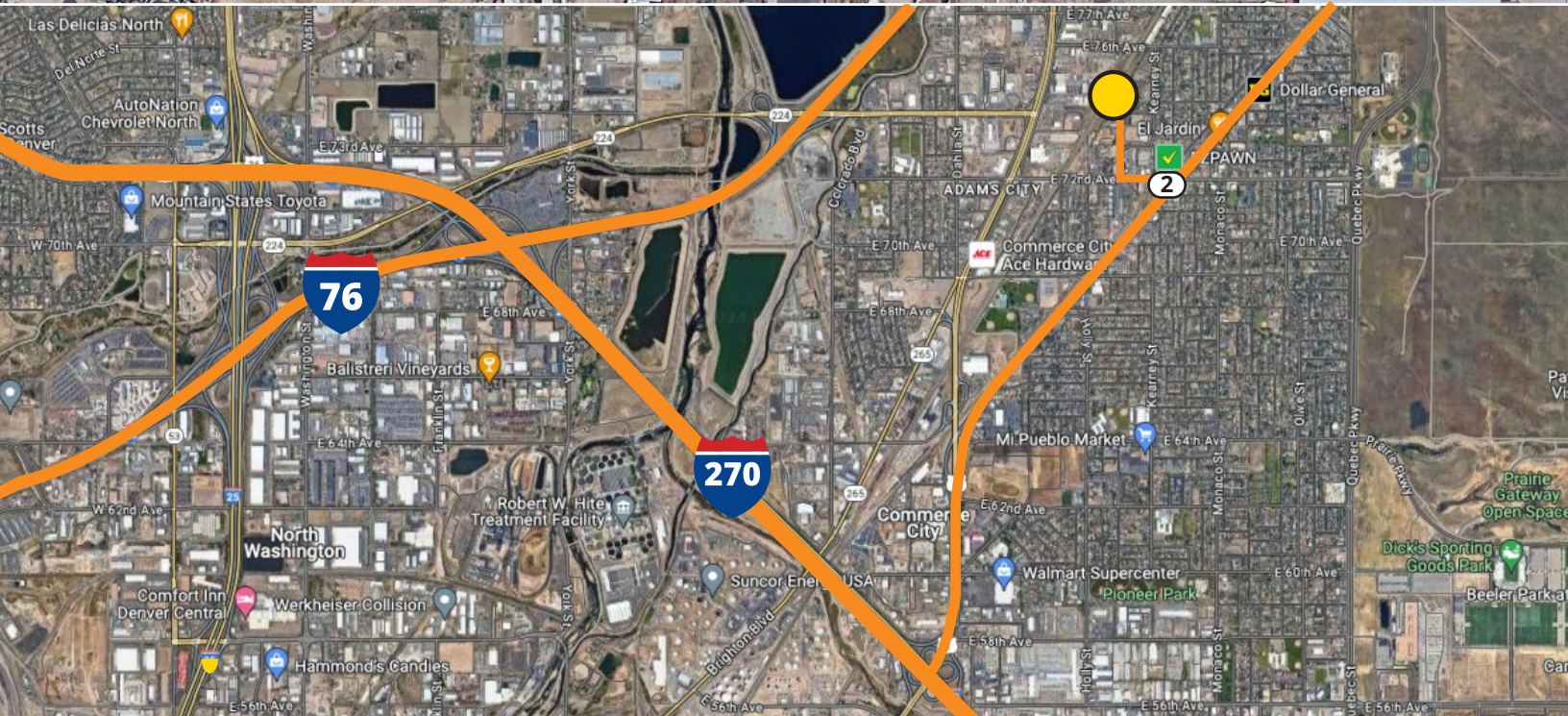
Lease Rate: \$14.95/SF NNN  
Estimated Nets: \$5.77/SF NNN



## Building Information

Building Size:	4,000 SF
Office Size:	950 SF
Yard:	Approximately ½ Acre fenced and paved
Loading:	Five (5) Drive-Ins: Two (2) Drive-through Bays One (1) Half Bay
Heat:	Radiant Heat
Floor Drain:	Yes, with Trap
Fire Sprinkler:	Yes
Zoning:	I-2 Commerce City





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