

# 5245 E 69th Ave.

Commerce City, CO 80022

## SERVICE SHOP WITH YARD FOR SALE OR LEASE

18,400 SF | 1.98 AC

Fenced Outdoor Storage



Nine (9) 12' x 16' Drive-In Doors



Easy Access to I-76



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**18,400 SF**  
1.98 AC

SALE PRICE: **\$4.95M**

LEASE RATE: **\$16.50/SF + NNN**

- *Nine (9) bays. The entire warehouse is now wide open, but could be brought back to nine (9), 1800 SF separately metered units for gas and electric*
  - *2 acres zoned I-2. Many heavy uses allowed. Perfect for all truck maintenance, auto repair and service companies.*
    - *Floor drains going to a 1,500 gallon sand-oil separator*
    - *240V 1000 amp power (TBV)*
    - *Roof was coated in 2017*
    - *9 shop heaters*
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## PROPERTY DETAILS



RBA:  
18,400 SF



Clear Height:  
17'



Land:  
1.98 AC



HVAC:  
Office has baseboard heat and window-mounted AC units.



Year Built:  
1987



Outside Storage:  
Fenced & Stabilized Yard



Zoning:  
I-2, Commerce City



Water:  
Public



Drive-Ins:  
9 - 12'w x 16'h



Sewer:  
Public



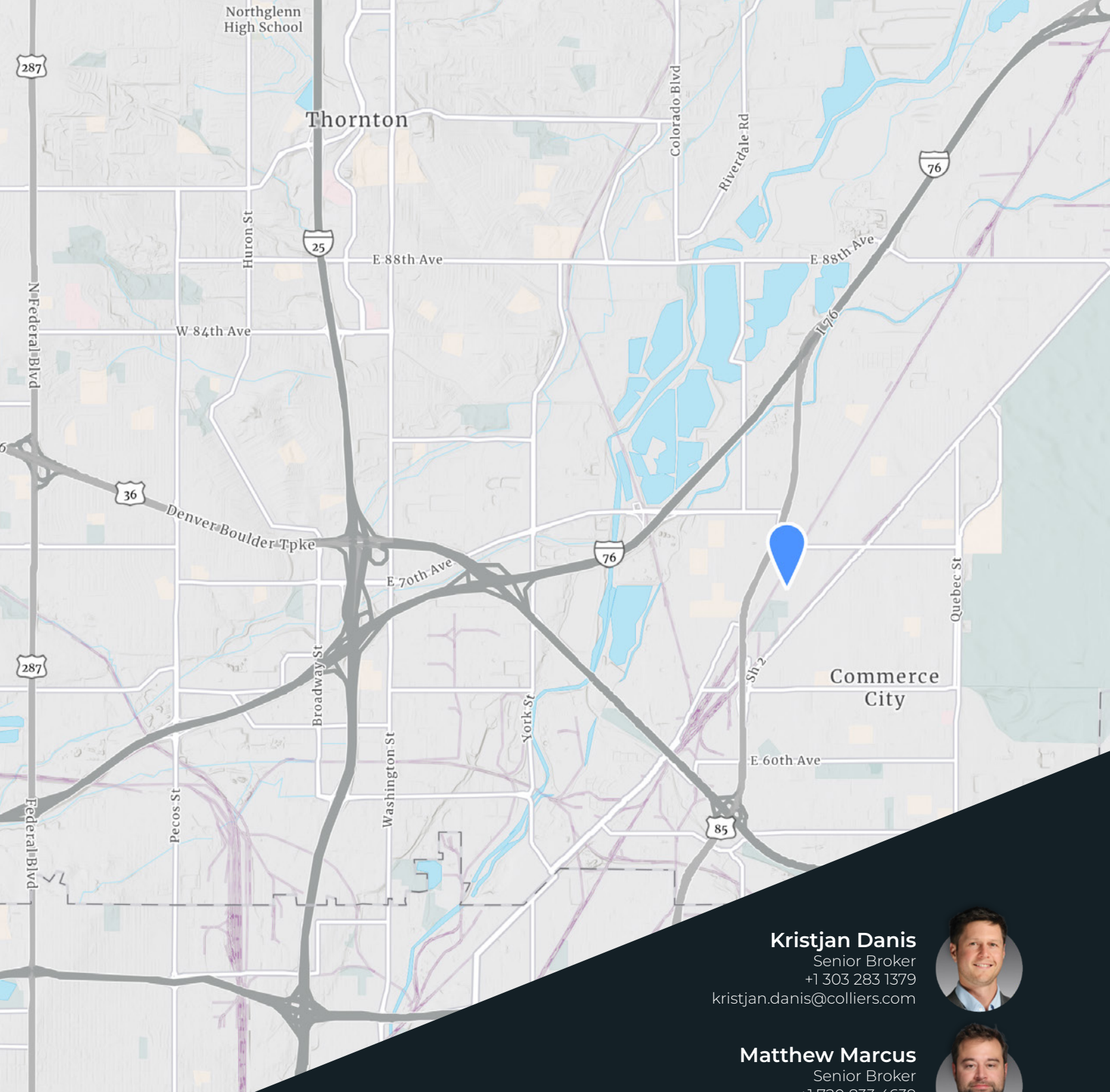
Power:  
Xcel Energy



NNN:  
\$5.12/SF

Drive-In  
Loading

E. 69TH AVE.



Northglenn High School

Thornton

Commerce City

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