

6863-6865

E 48TH AVE

COMMERCE CITY, CO 80216

FOR SALE

\$2,993,000 ~~\$3,066,000~~



INDUSTRIAL WAREHOUSE WITH YARD

14,600 RSF



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TCN

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PROPERTY OVERVIEW

Address	6863 - 6865 E 48th Ave Commerce City, CO 80216
List Price	\$2,993,000 \$3,066,000
Total Building SF (2 Units)	14,600 RSF
Lot Size	30,492 SF
Yard SF	~7,578 SF
Unit 6863:	7,300 SF Total 1,490 SF Office 5,810 SF Warehouse
Unit 6865:	7,300 SF Total 700 SF Office 6,600 SF Warehouse
Construction	Masonry
Drive In Doors	2 - (12' x 14')
Ceiling Height	18'
Power	3Phase, 220 Volt (TBV)
Year Built	1979
Zoning	I-2

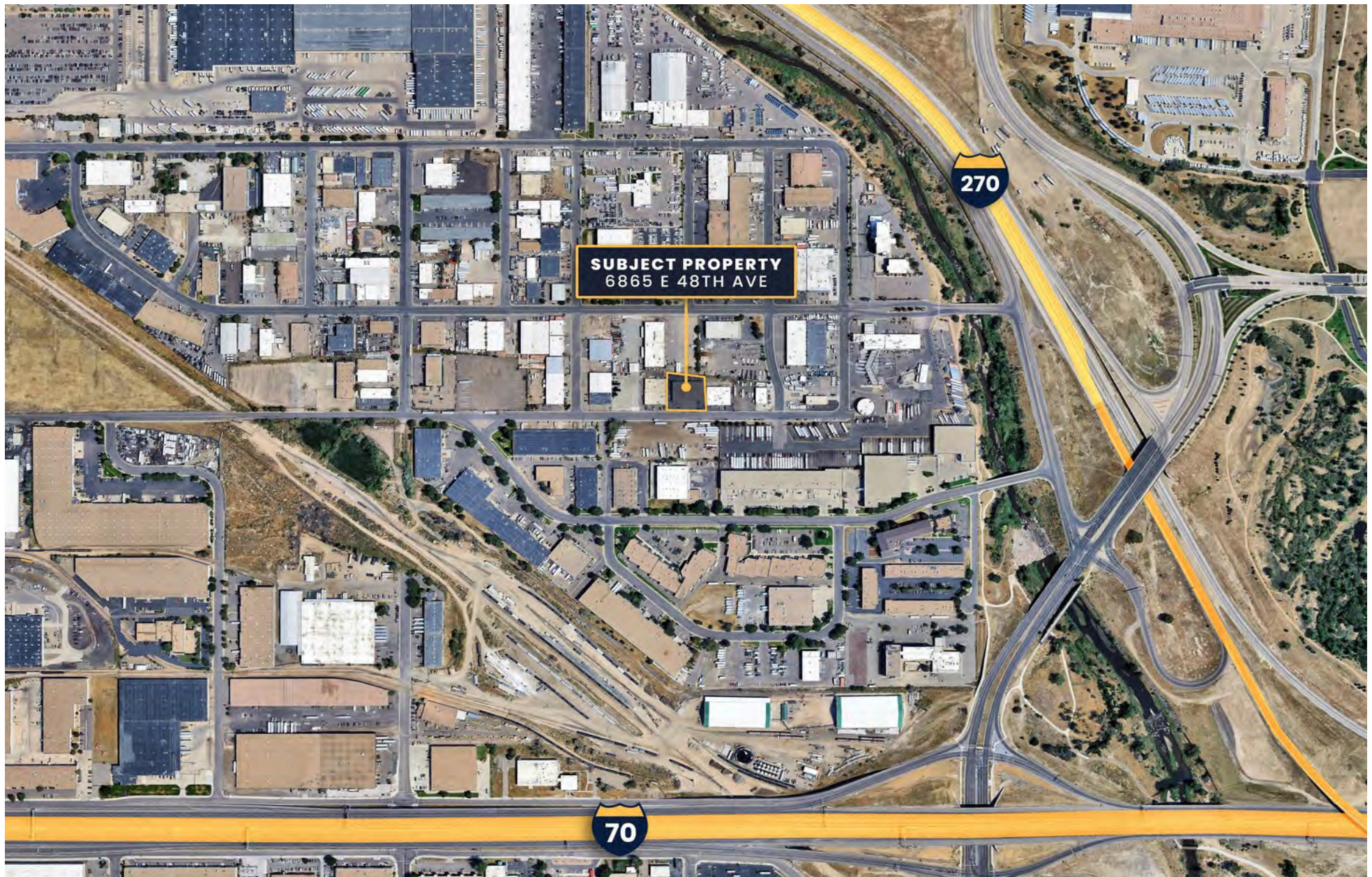


Hard to find 14,600 RSF industrial warehouse that includes office space, restrooms, and column-free warehouse. The building features durable twin-tee construction and is ideally situated between I-70 and I-270, offering excellent access to major transportation routes. Conveniently located just a short drive from Downtown Denver and Denver International Airport.

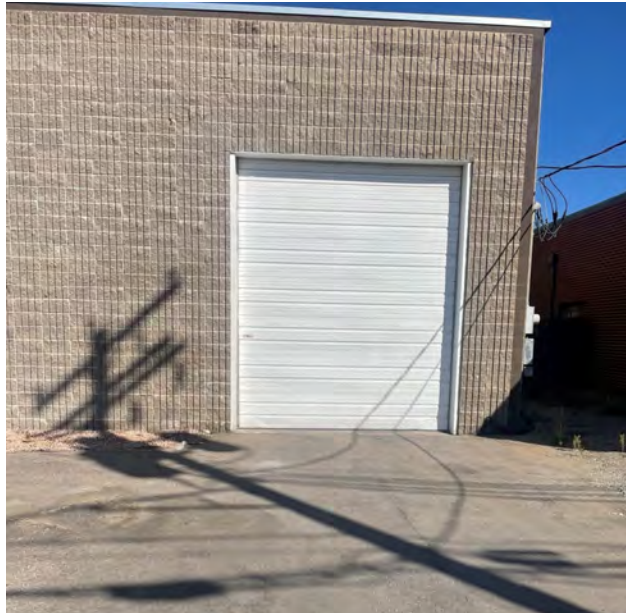
- Great owner user or investment opportunity
- Ideal for automotive, contractors, landscapers, distribution, and related-type uses
- Twin-tee construction
- Column free warehouse
- Move-in ready condition
- Located in an Enterprise Zone



SITE AERIAL



ADDITIONAL PHOTOS



WHY DENVER?

Growth & Talent

- **#1** Economy in the nation for 3 straight years.
- Denver ranks **#3** Top Moving Destination and Colorado ranks **#5** in states where people are moving to. (2020, Penske + Uhaul)
- Denver is currently growing at **1.48%** annually and its population has increased by **24.82%** (2021) since the 2010 census.
- Denver ranks **#12** for tech talent across North America. The number of tech workers has grown **31.1%** since 2015.
- Denver's millennial population, aged 22 to 36, has grown **20.1%** since 2014 making it the **#3** most concentrated market of millennials in the country.
- Denver's average salary is \$107,481 which ranks **#9** for cities across North America.

#1

**Best State
Economy**
U.S. News

#2

**Best Place
to Live**
U.S. News

#3

**Fastest Growing
State This Decade**
U.S. Census

A BURGEONING BUSINESS HUB



AEROSPACE & DEFENSE



ENERGY



LIFE SCIENCE



Finance



EDUCATION



FOOD & BEVERAGE



BIOSCIENCE



TECHNOLOGY & TELECOM



GOVERNMENT



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