

FOR SALE AND LEASE
\$2,555,000 | \$10.25 SF/YR (NNN)



2-UNIT INDUSTRIAL WAREHOUSE WITH YARD
6863-6865 EAST 48TH AVENUE
Commerce City, CO 80216



AVAILABLE SF
7,300 SF



BUILDING SF
14,600 SF



LOT SIZE
0.7 ACRES

PROPERTY HIGHLIGHTS

- 2 Unit, 14,600 SF building
- Zoned I-2, offering flexibility for a wide range of applications and operations
- 3-Phase, 220 Volt (TBV) power
- Currently at 50% occupancy, indicating strong leasing potential and immediate income generation



TAXES
\$69,130



YEAR BUILT
1979



ZONING
I-2

PROPERTY DESCRIPTION

A prime opportunity for industrial, warehouse, and distribution investors and owner-users, this property boasts a 14,600 SF building housing 2 high-potential units. Constructed in 1979 and zoned I-2, the property is ideally located in the industrial Commerce City area with strong leasing potential. This property embodies a compelling opportunity for industrial investors or owner-users seeking a well-positioned asset with established occupancy.

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ADDITIONAL PHOTOS



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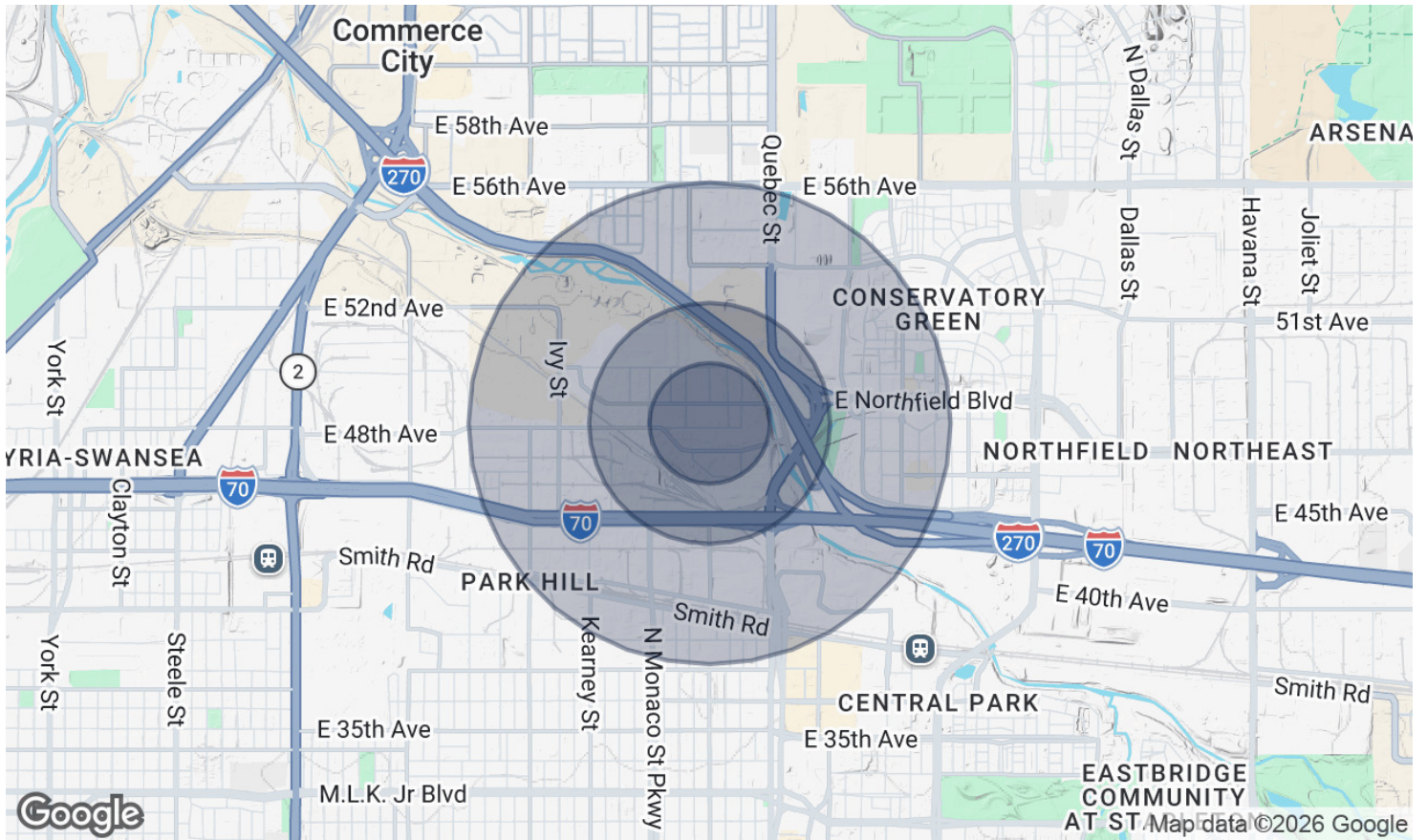
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FLOOR PLANS



DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	118	704	4,108
Average Age	37.5	37.4	36.3
Average Age (Male)	43.5	40.8	37.6
Average Age (Female)	25.9	31.4	33.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	29	233	1,469
# of Persons per HH	4.1	3.0	2.8
Average HH Income	\$80,837	\$132,145	\$155,472
Average House Value	\$529,293	\$674,322	\$702,124

2023 American Community Survey (ACS)

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