

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



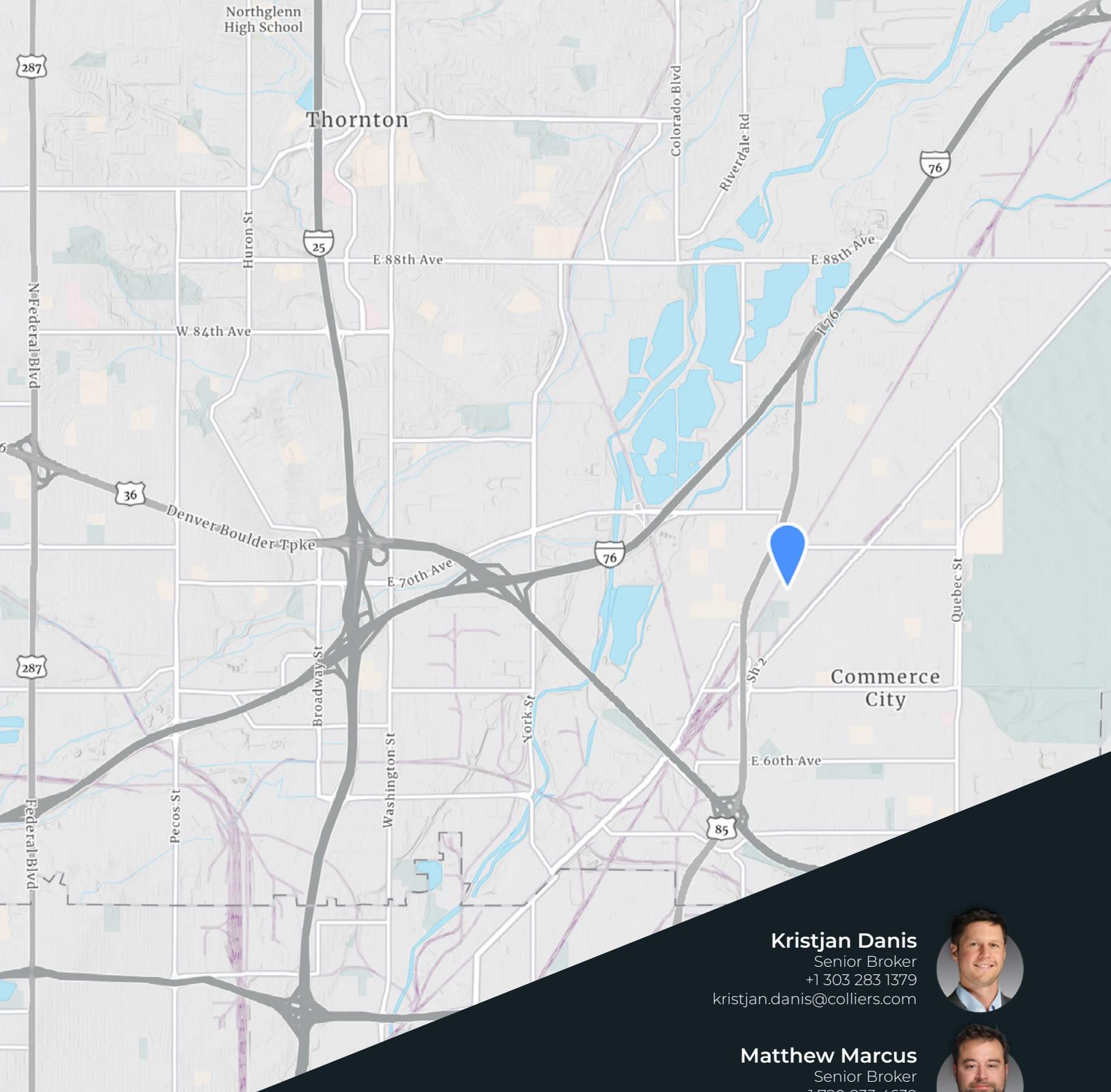
Sewer:
Public



Power:
Xcel Energy

Drive-In
Loading

E. 69TH AVE.



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