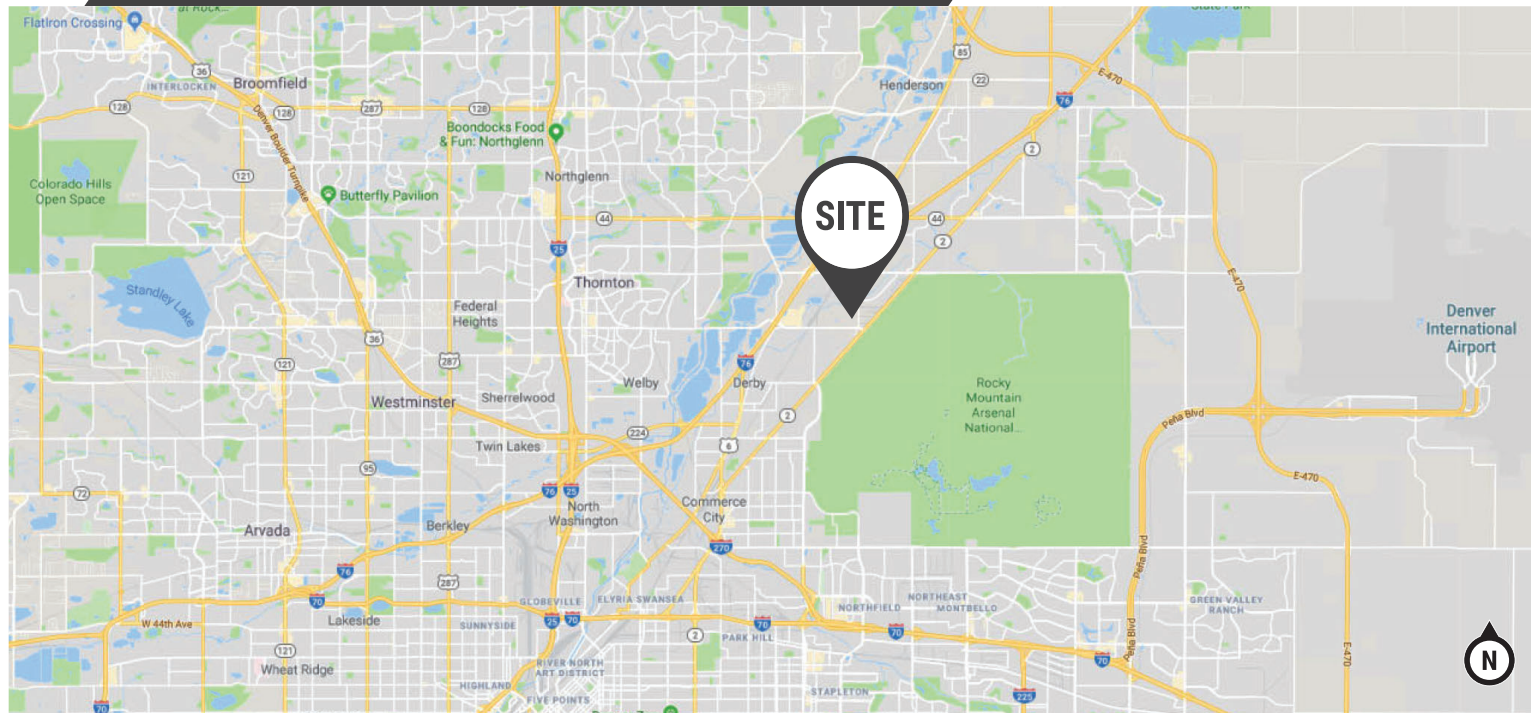


8780 E 93RD PLACE

COMMERCE CITY, CO 80640



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NEW 52,500 SF BUILDING WITH ±9 ACRES OF YARD SPACE



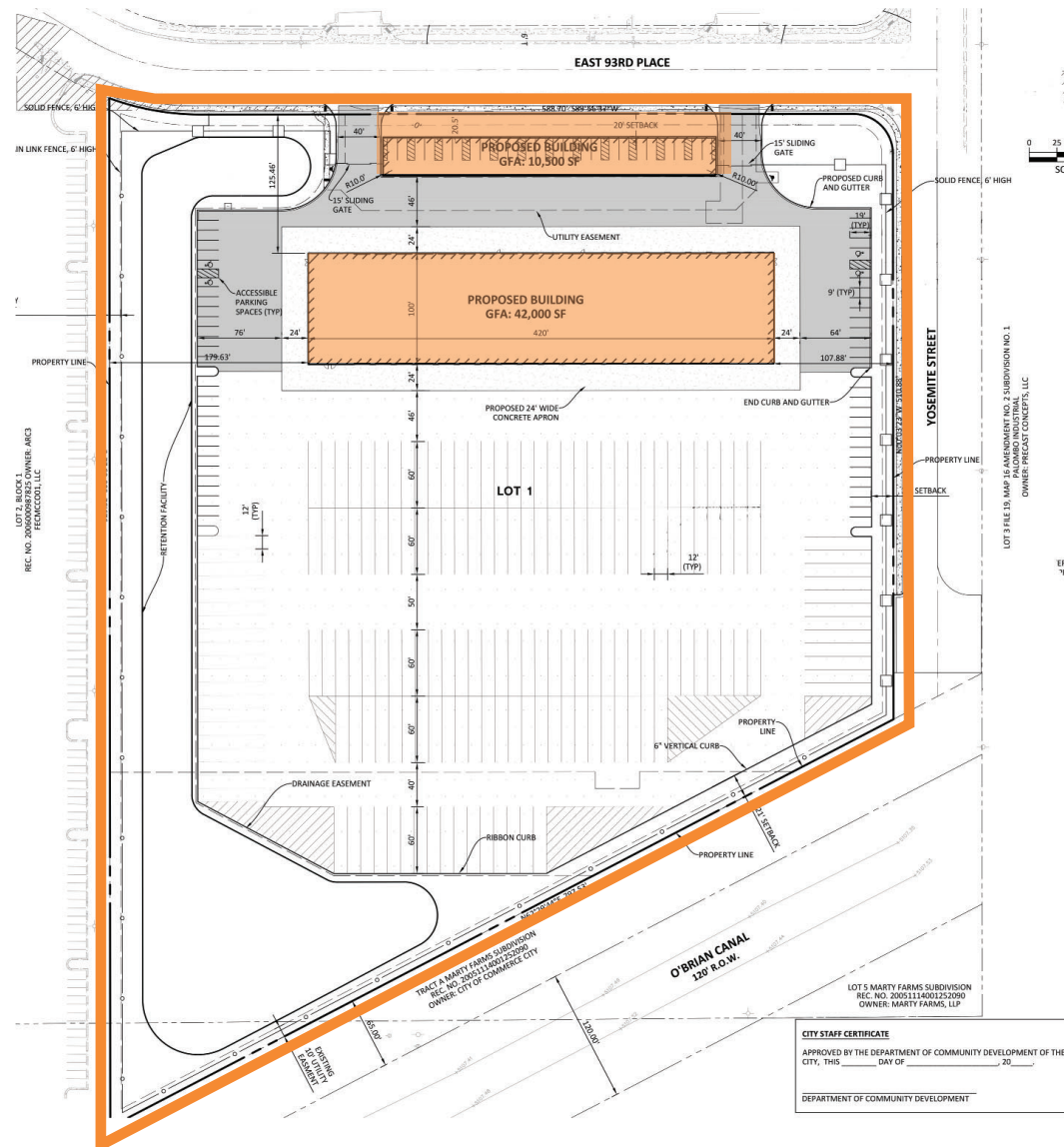
UNDER CONSTRUCTION - AVAILABLE Q1 2022



MIKE VIEHMANN | 303.260.4340 | mike.viehmann@nmrk.com
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 MICHAEL WAFER, JR. | 303.260.4407 | mike.waferjr@nmrk.com

**NEW 52,500 SF
BUILDING WITH ±9
ACRES OF YARD SPACE**

SITEPLAN:



SITE SIZE:

11.88 Acres

CITY/COUNTY:

Commerce City / Adams County

LEASE RATE/SALE PRICE:

Contact Brokers

TIMING:

Contact Brokers

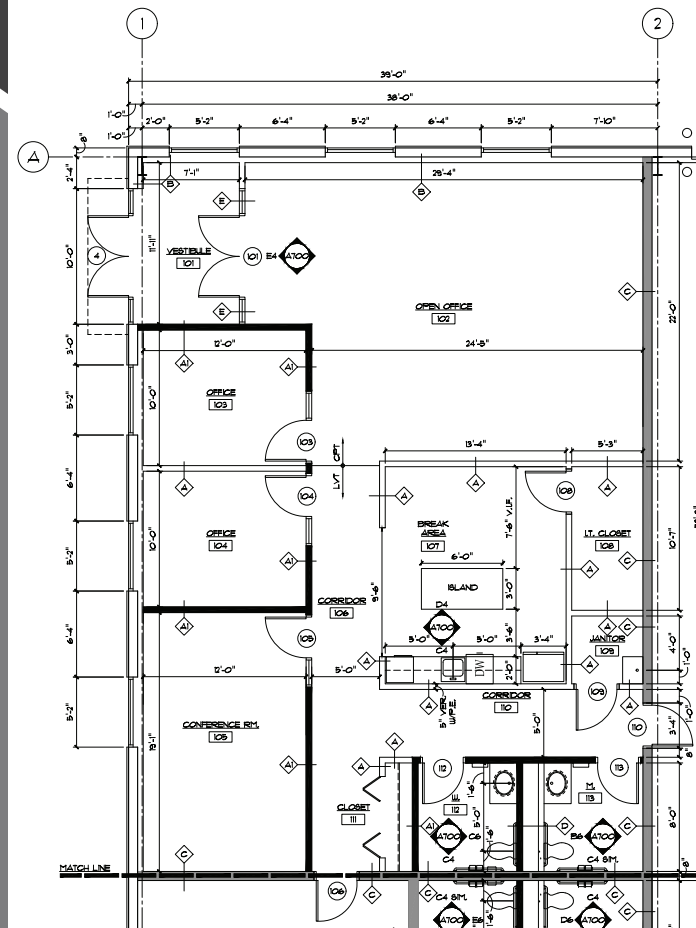
PROPERTY HIGHLIGHTS:

- Available for lease or sale
- Approximately 9 acres of usable yard space
- Rare new construction opportunity for users seeking outdoor storage
- Easy access to I-76 and Highway 2
- Location within established Marty Farms Industrial Park
- 15 minutes from Downtown Denver and Denver International Airport
- PUD/I-3 Heavy industrial zoning
- Permitted uses include outdoor storage, trucking, heavy equipment rental, fleet maintenance, or bulk material storage

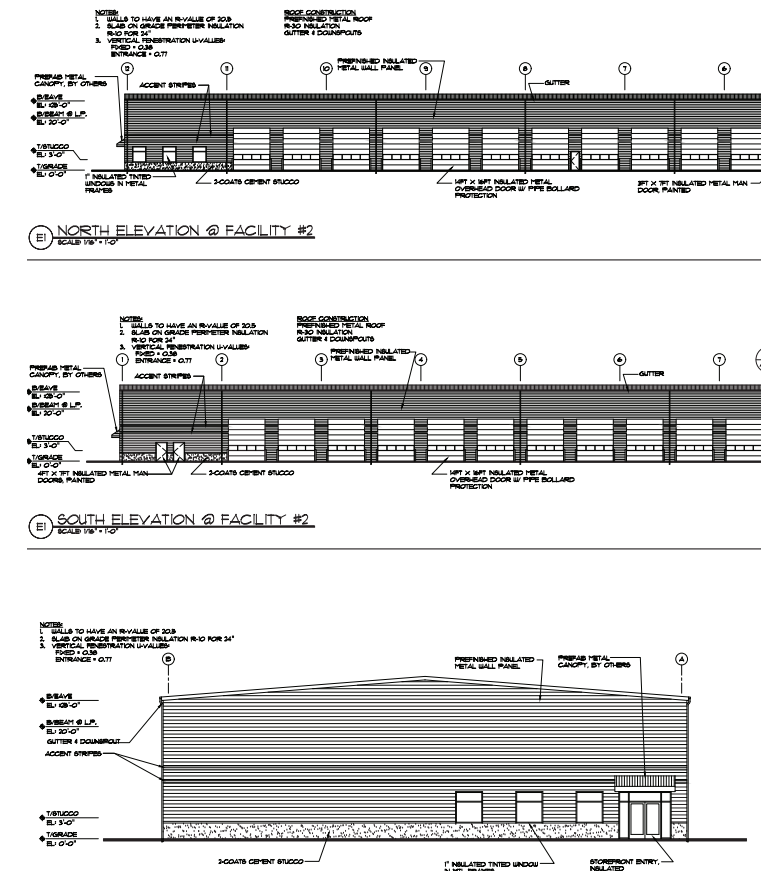


**8780 E 93RD PLACE
COMMERCE CITY, CO 80640**

OFFICE FLOORPLAN:



BUILDING ELEVATIONS:



BUILDING FEATURES:

Total SF: 52,500 SF (divisible to 26,000 SF)
 42,000 SF Shop and Office Building
 10,500 SF Covered Parking or Material Storage Shelter
 Office: 2,070 SF Spec Office Suites
 Loading: 36 Total Oversized Drive-in Doors (18 Drive through Bays)
 Door Size: 14' x 16'
 Clear Height: 20'

Sprinklers: Yes
 Building Depth: 100'
 Wash Bays: Two (2) Interior
 Floor Drains: Yes
 Yard Improvements: Automatic gates to yard area
 Recycled asphalt road base
 Fully fenced and secured
 Lighting throughout