



**GREAT INDUSTRIAL WAREHOUSE-
3 BAYS, 2 BATHROOMS, 2 OFFICES.**

**8681 ROSEMARY ST.
COMMERCE CITY, CO 80022**



Well-maintained mid-size industrial warehouse featuring three heated drive-in bays, two private offices, and two restrooms, including one with a shower. Includes a mezzanine for additional storage and a fully fenced concrete yard. Property offers 14' motorized bay doors, 16' clear ceiling height, and 3-phase power (200 amps). Heating includes infrared heat in Bay 1 and gas warehouse heaters in Bays 2 and 3. Strategically located with easy highway access near 88th Avenue and Rosemary Street in Commerce City, ideal for owner-users or investors seeking functional industrial space.

OFFERING SUMMARY:

SALE PRICE: \$2,200,000

BUILDING SIZE: 9,600 SF

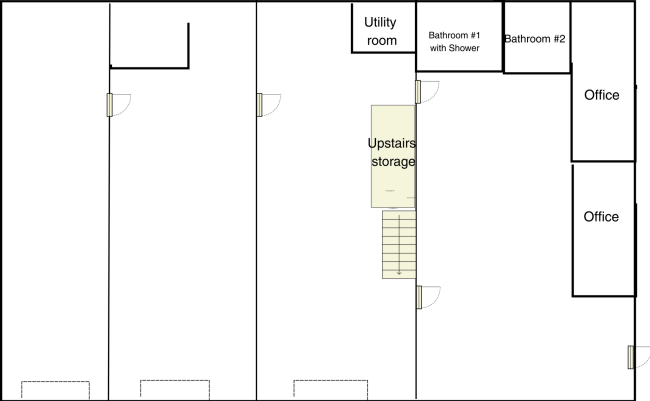
PARCEL: 38,147 SF

YEAR BUILT: 2007

PROPERTY DETAILS:

- 3 MOTORIZED BAY DOORS, 14FT HIGH
- CEILINGS 16 FT HIGH
- ELECTRICAL: 3 PHASE, 200 AMPS
- APPROX. 10 PARKING SPACES PLUS BACK FENCED AREA
- BUILDING DEPTH 125 FT
- FENCED GATE AND CONCRETE YARD
- 2 BATHROOMS, 1 WITH A SHOWER
- INFRARED HEAT IN 1ST BAY. GAS WAREHOUSE HEATERS IN 2ND AND 3RD BAYS.
- 2 PRIVATE OFFICES
- ZONING: INDUSTRIAL I-1

8681 Rosemary St., Commerce City, Co 80022
Approximate Floorplan, 9,600 SF



BLDG: 9,600 SF
(125 FT X 80 FT)

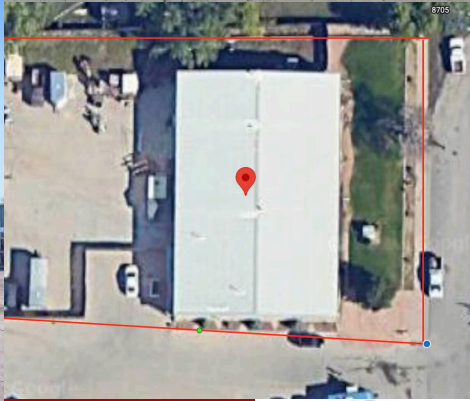
3 HEATED BAYS,
1ST BAY WITH
INFRARED HEAT.





**MOTORIZED
14FT GARAGE
DOORS**

**LARGE
FENCED AREA
WITH OUTDOOR
STORAGE**



Alexis Myers
**Commercial Real Estate Agent/ Executive Property
Manager**
720-326-8093
alexis@rentgrace.com



GRACE MANAGEMENT AND REAL ESTATE
2200 E. 104TH AVE #105
THORNTON, CO 80233
303-255-1990