

SE Corner of 48th Ave & Olive St  
Commerce City, Colorado

M B R C

**AVAILABILITY:**

4860 Olive.....7,425 SF

4870 Olive.....4,538 SF

**COMBINED:**

4860 & 4870 Olive.....11,963 SF

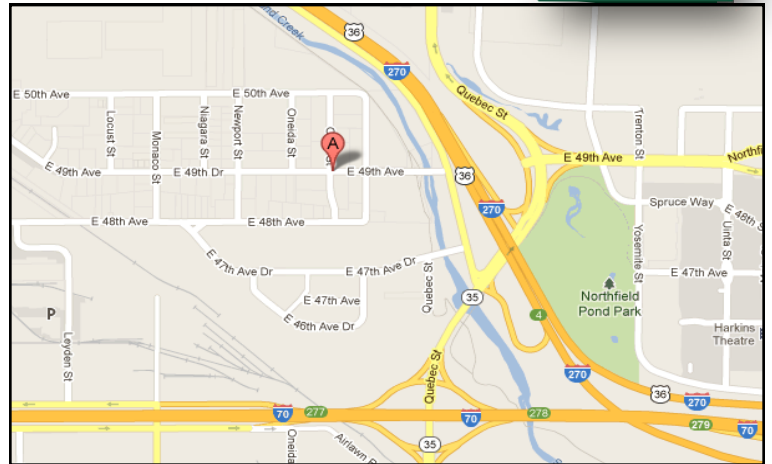
(\$9.50-11/SF NNN\*)

\*NNN's = \$5.52 AS OF 02/28/26



**PROPERTY DESCRIPTION:**

WELL BUILT ATTRACTIVE  
MASONRY BUILDING WITH  
ABUNDANT PARKING/  
LOADING. THE PROPERTY  
PROVIDES EXCELLENT  
ACCESS TO I-70 & I-270.



**IMPORTANT FEATURES:**

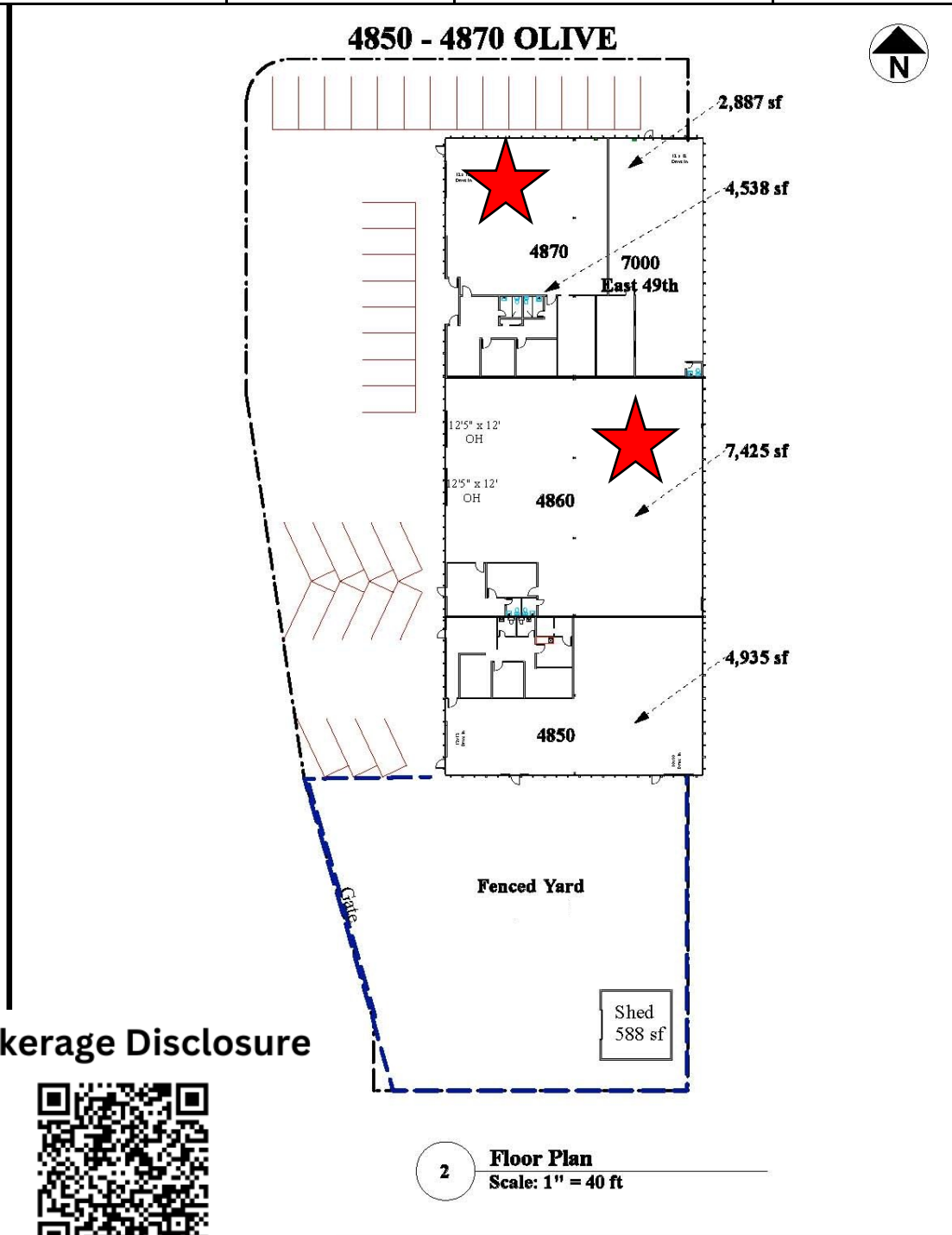
- REMODELED OFFICE SPACE
- OVERSIZE DRIVE IN DOORS
- 110/220 VOLT, 3-PHASE ELECTRICAL
- I-1S INDUSTRIAL ZONING
- 16' CEILING HEIGHT
- 12 x12 DRIVE IN DOORS

**MICHAEL BLOOM**  
REALTY COMPANY



### Space Availability:

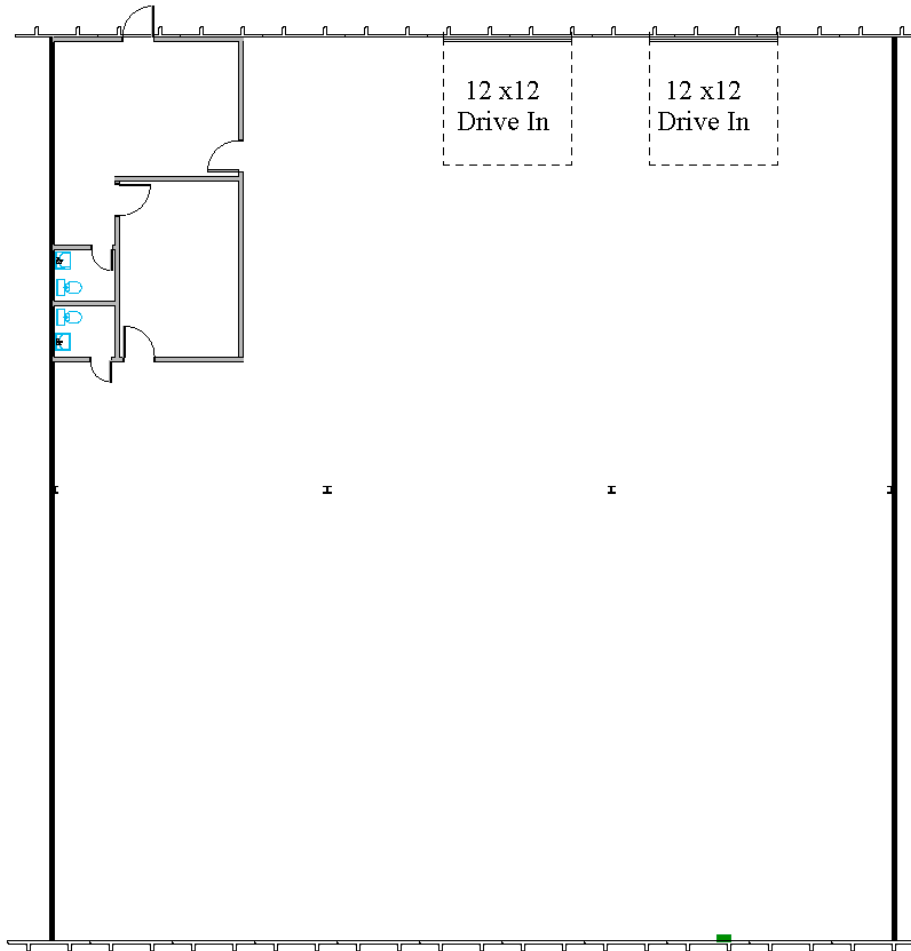
Available	Total SF	Office SQ FT	Loading	Power
4860	7,425	600	2 Drive-In 12.5' x 12'	3 Phase
4870	4,538	1,000	1 Drive-In 12' x 12'	3 Phase



Brokerage Disclosure

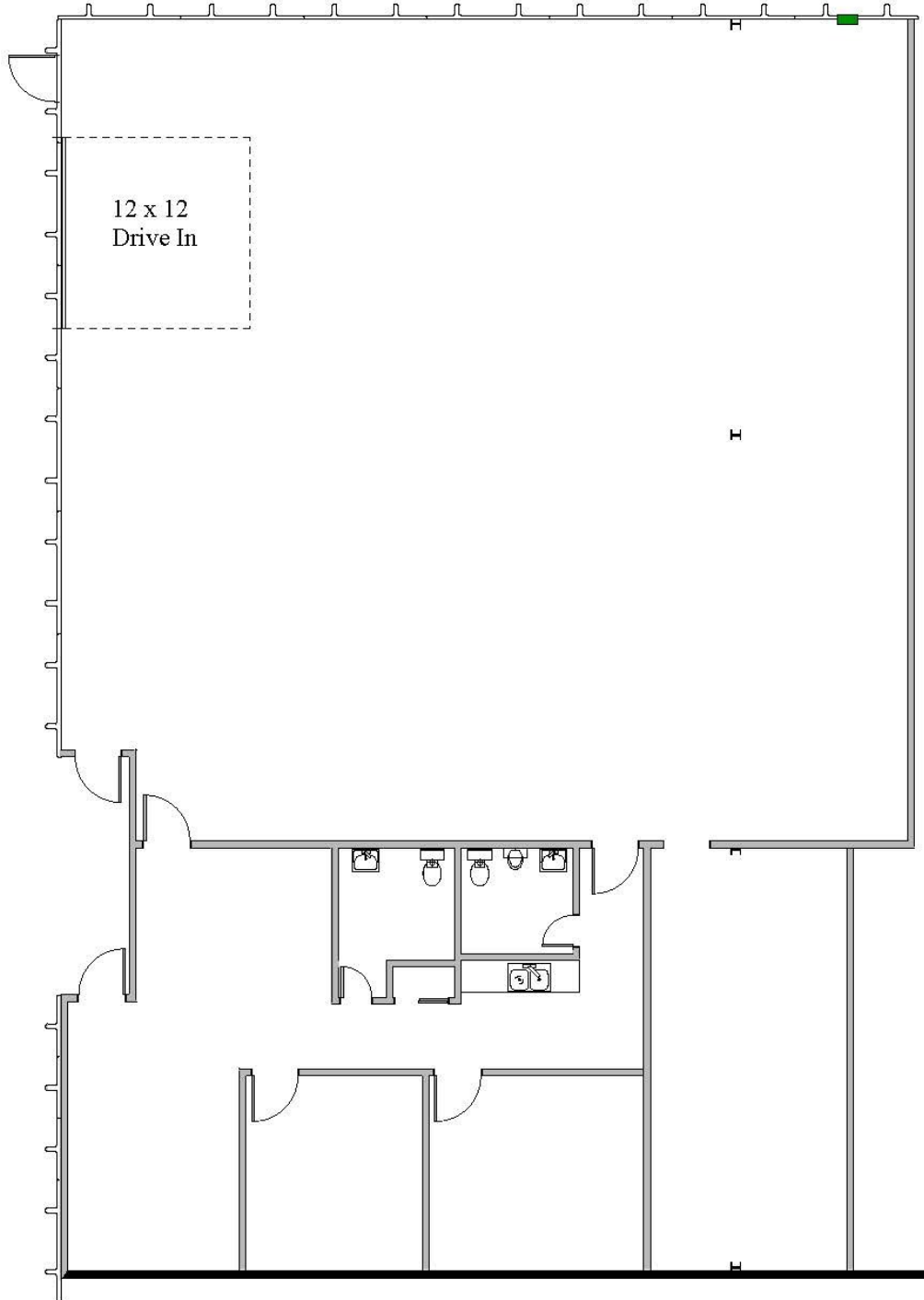


**4860 OLIVE**



**1** **Floor Plan** 7,425 sf  
**Scale: 1/16" = 1'-0"**

**4870 OLIVE**



**1** **Floor Plan** 4,538 sf  
Scale: 1" = 10 ft

# 4860 & 4870 Olive

