

# FOR SALE OR LEASE

8705 ROSEMARY STREET  
COMMERCE CITY, CO 80022

YARD EXPANSION  
POSSIBLE

88th Avenue

Rosemary Street

**54,600 SF NEW CONSTRUCTION, STANDALONE BUILDING (DIVISIBLE TO 23,400 SF)**  
**FENCED & GATED YARD WITH ±3.00 ACRES OF OUTSIDE STORAGE (EXPANDABLE TO 5.00 ACRES)**



**Pricing: Contact Broker for Details**

## PROPERTY DETAILS

**Building Size:** 54,600 SF  
(Divisible to 23,400 SF)

**Office Size:** 2,060 SF

**Site:** 6.7 Acres

**Clear Height:** 24'

**Van/Car Parking:** 111 Stalls (2.0/1,000 SF)

**Trailer Parking:** To Spec

**Outside Storage:** ±3.0 Acres  
(Expandable to 5 Acres)

**Power:** Up to 2,000 Amps, 480V,  
3 Phase

**Rail:** Possible by Union Pacific

**Truck Court Depth:** 90' to 207'

**Building Depth:** 150'

**Column Spacing:** 50' x 52'

**Sprinkler:** ESFR

**Zoning:** Industrial (I-2)

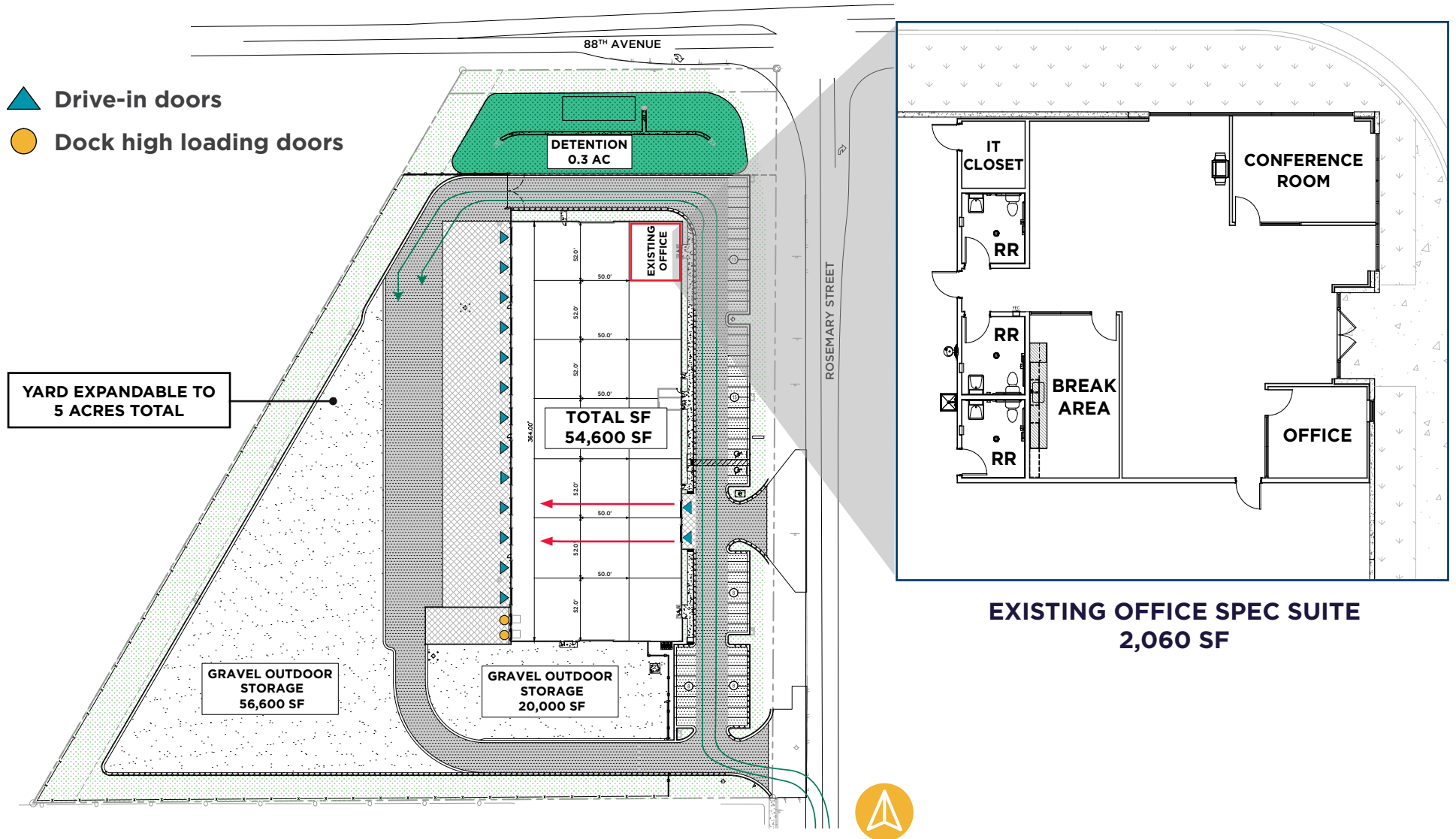
## PROPERTY HIGHLIGHTS

- Fenced and gated yard
- Standalone building with prime visibility and excellent access to I-76
- Potential rail-served site
- One-of-a-kind building in this submarket
- Located in an Enterprise Zone
- Power Doors
- Drive-thru loading inside building



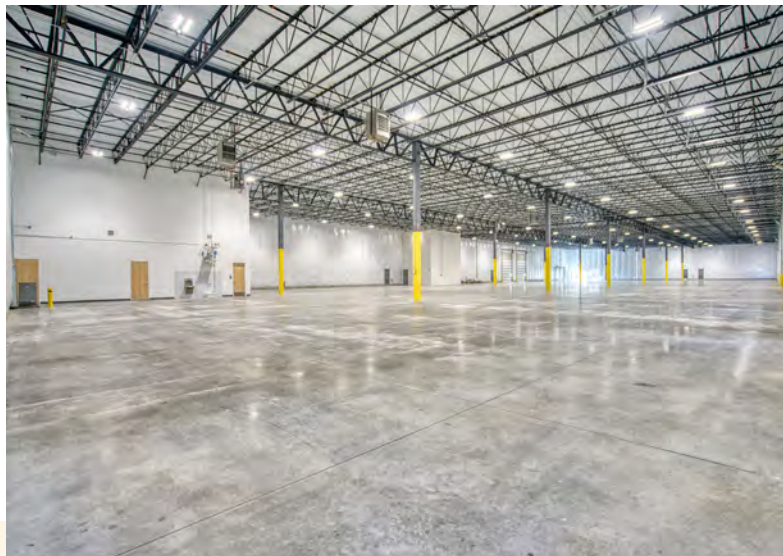
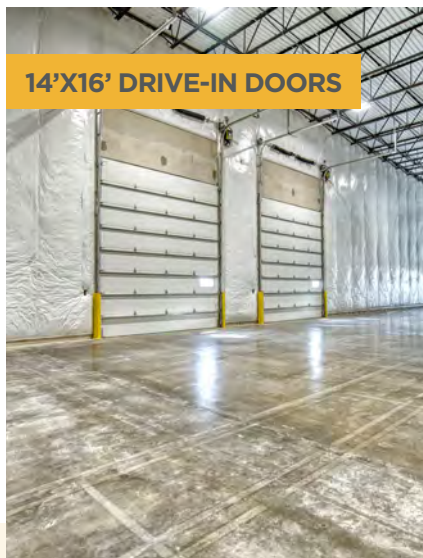
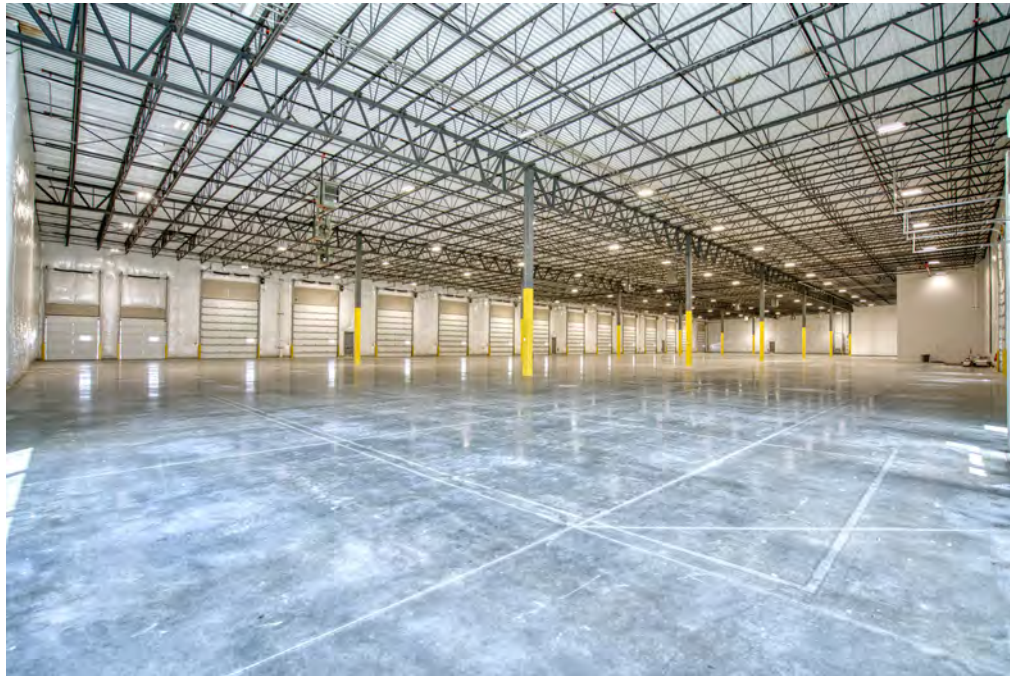
# SITE PLAN

- ▲ Drive-in doors
- Dock high loading doors





# PHOTOS





# YARD & ZONING

## I-2 ZONING USAGE

- Warehouse & Distribution
- Manufacturing (light to heavy, including food, metal, plastics and machinery)
- Wholesale Trade & Supply (Building materials, equipment etc)
- Vehicle Sales, Service and repair (Including truck/trailer and heavy equipment)
- Outside Storage (Vehicles, equipment, materials)
- Research & Development / Testing Laboratories
- Truck & Freight Terminals / Transportation Services
- Contractor Yards & Shops (construction, landscaping, specialty trades)



**CLICK to Full List**

**GATED ACCESS**

**GRAVEL OUTDOOR STORAGE**  
20,000 SF

**GRAVEL OUTDOOR STORAGE**  
56,600 SF

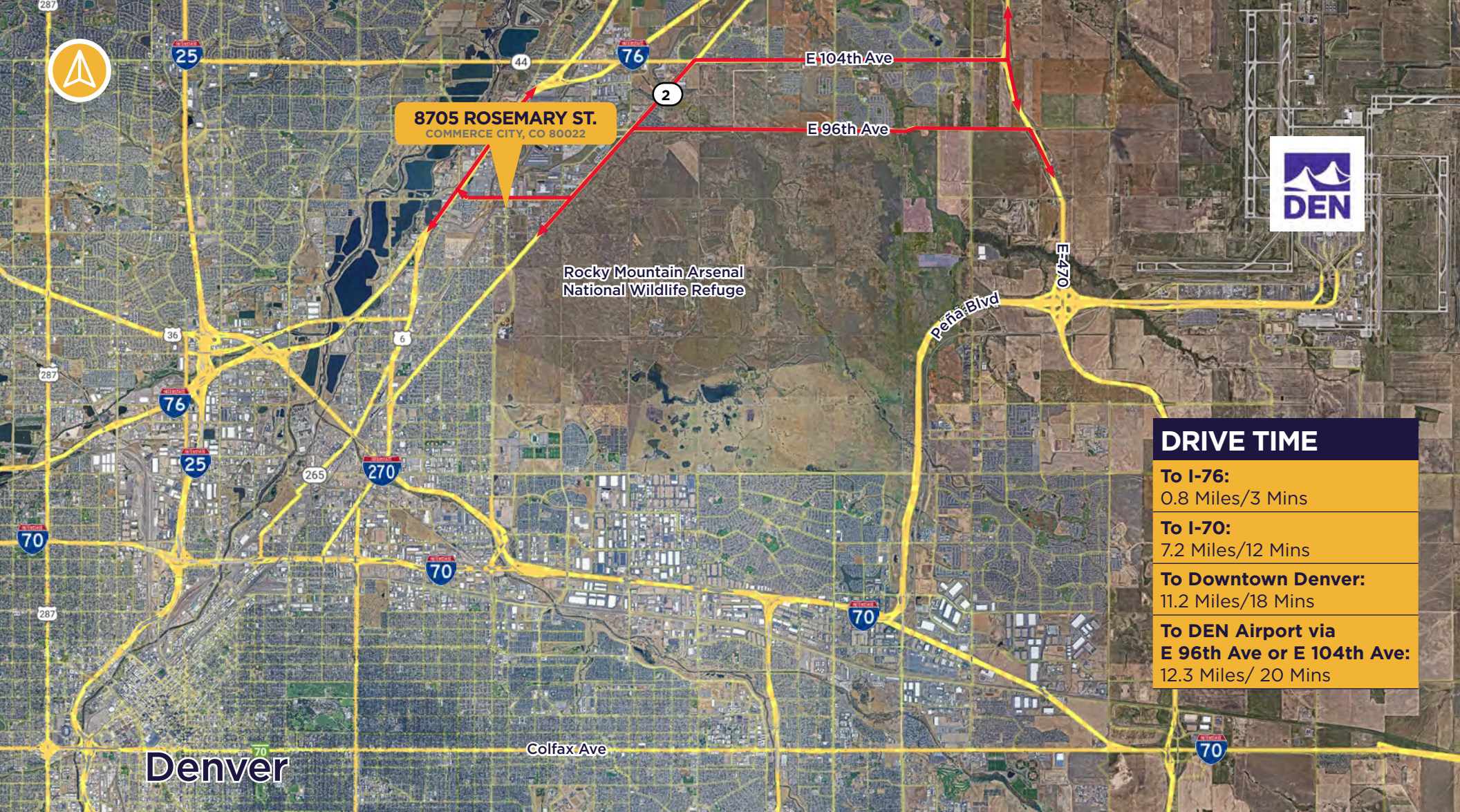
**Potential for ±2 Acres  
Additional Yard**

**RAIL ACCESS POTENTIAL  
SUPPORTED BY UP**

**3 MINS  
TO I-76**







**8705 ROSEMARY ST.**  
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Rocky Mountain Arsenal  
National Wildlife Refuge

Colfax Ave

Peña Blvd

E 104th Ave

E 96th Ave

E-470

**DRIVE TIME**

- To I-76:**  
0.8 Miles/3 Mins
- To I-70:**  
7.2 Miles/12 Mins
- To Downtown Denver:**  
11.2 Miles/18 Mins
- To DEN Airport via  
E 96th Ave or E 104th Ave:**  
12.3 Miles/ 20 Mins

**CONTACT**

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