

FOR SALE OR LEASE

8705 ROSEMARY STREET
COMMERCE CITY, CO 80022



54,600 SF NEW CONSTRUCTION, STANDALONE BUILDING (DIVISIBLE TO 23,400 SF)
FENCED & GATED YARD WITH \pm 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)	Rail:	Possible by Union Pacific
Office Size:	2,060 SF	Truck Court Depth:	90' to 207'
Site:	6.7 Acres	Building Depth:	150'
Clear Height:	24'	Column Spacing:	50' x 52'
Van/Car Parking:	111 Stalls (2.0/1,000 SF)	Sprinkler:	ESFR
Trailer Parking:	To Spec	Zoning:	Industrial (I-2)
Outside Storage:	±3.0 Acres (Expandable to 5 Acres)		
Power:	Up to 2,000 Amps, 480V, 3 Phase		

PROPERTY HIGHLIGHTS

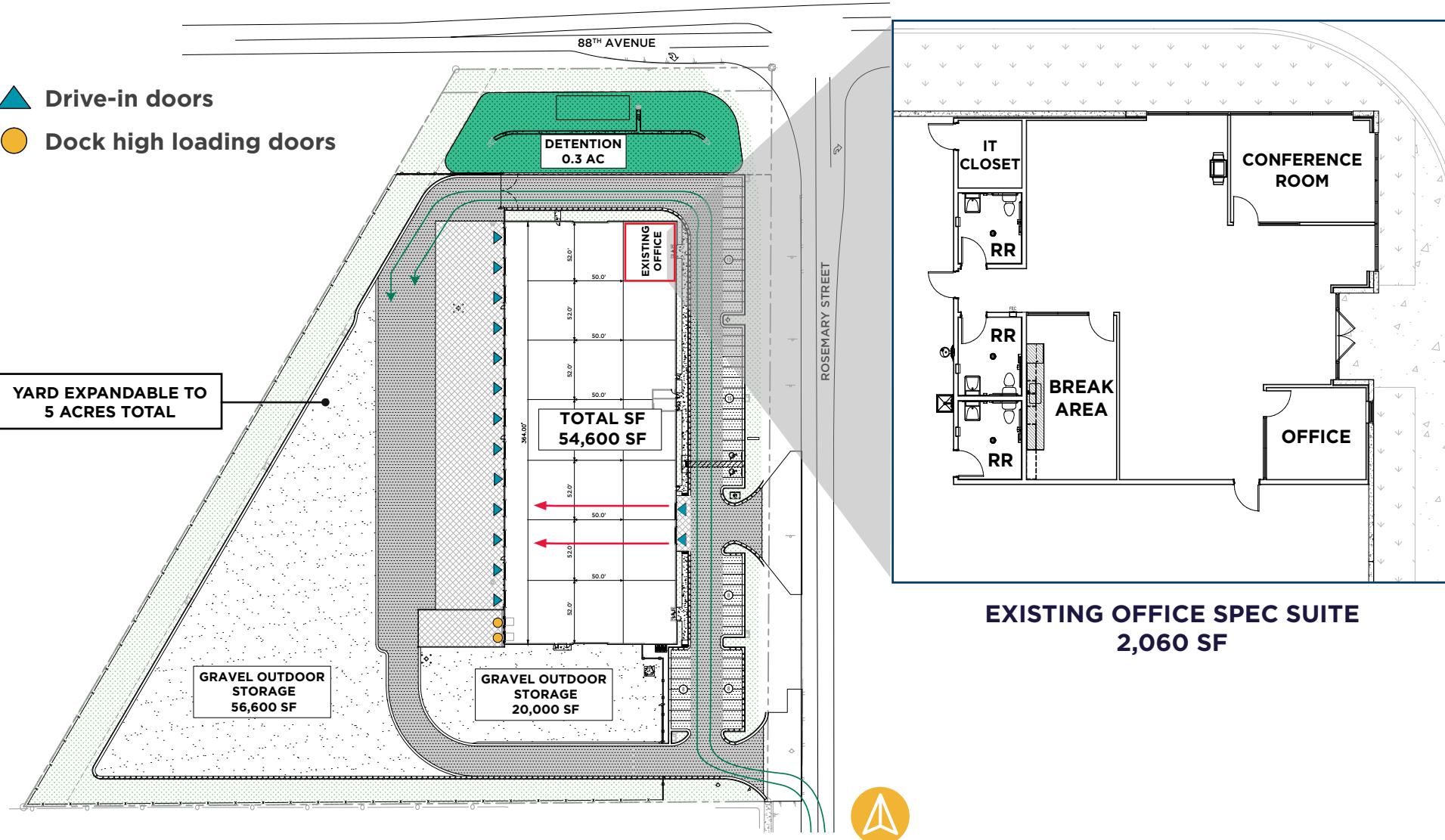
- Fenced and gated yard
- Standalone building with prime visibility and excellent access to I-76
- Potential rail-served site
- One-of-a-kind building in this submarket
- Located in an Enterprise Zone
- Power Doors
- Drive-thru loading inside building



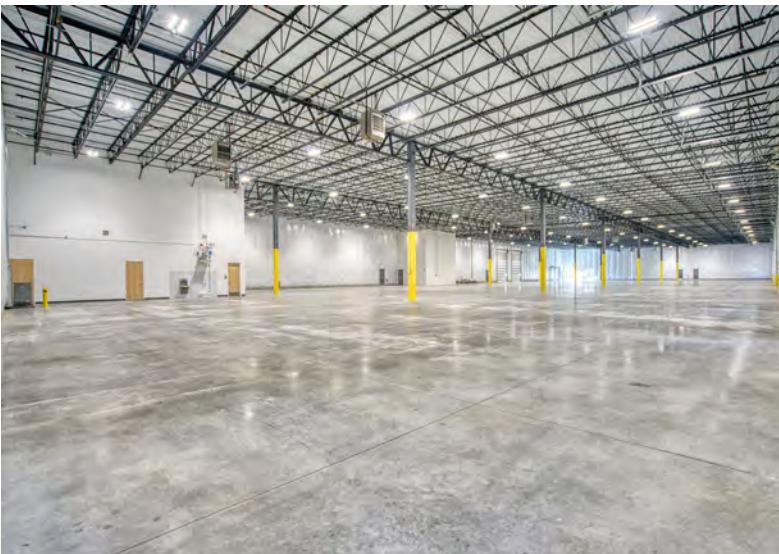
SITE PLAN

▲ 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





**8705 ROSEMARY ST.
COMMERCE CITY, CO 80022**

Rocky Mountain Arsenal
National Wildlife Refuge

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**

Denver⁷⁰

CONTACT

AARON VALDEZ, SIOR
Executive Director
+1 303 819 7333
aaron.valdez@cushwake.com

ALEC RHODES, SIOR
Executive Director
+1 303 312 4282
alec.rhodes@cushwake.com

TYLER SMITH, SIOR, CCIM
Executive Director
+1 303 312 4296
t.smith@cushwake.com

