

Q4 2024 DELIVERY DATE

8705 ROSEMARY STREET

COMMERCE CITY, COLORADO 80022

FOR SALE OR LEASE



NEW CONSTRUCTION WITH OUTSIDE STORAGE!

8705 ROSEMARY STREET

COMMERCE CITY, COLORADO 80022

FOR SALE OR LEASE (NEW CONSTRUCTION)

±54,600 SF WITH FENCED YARD

BUILDING ATTRIBUTES

BUILDING SIZE	54,600 SF (Divisible)
OFFICE SIZE	2,060 SF (Spec)
SITE	6.7 Acres
VAN/CAR PARKING	111 Stalls (2.0/1,000 SF)
TRAILER PARKING	To Spec
OUTSIDE STORAGE	±3.0 Acres - Fenced & Gated
POWER	1200 Amps, 480V, 3 Phase
TRUCK COURT DEPTH	90' to 207'
BUILDING DEPTH	150'
ZONING	Industrial (I-2)
LOADING	15 Drive-In Doors (14' x 16') (2 Drive-through bays) 2 Dock High Doors (9' x 10') (More possible)

CLASS A SPECIFICATIONS

- EFR Sprinkler
- 24' Clear Height (Structure designed to accommodate 5 ton crane)
- 50' x 52' Column Spacing



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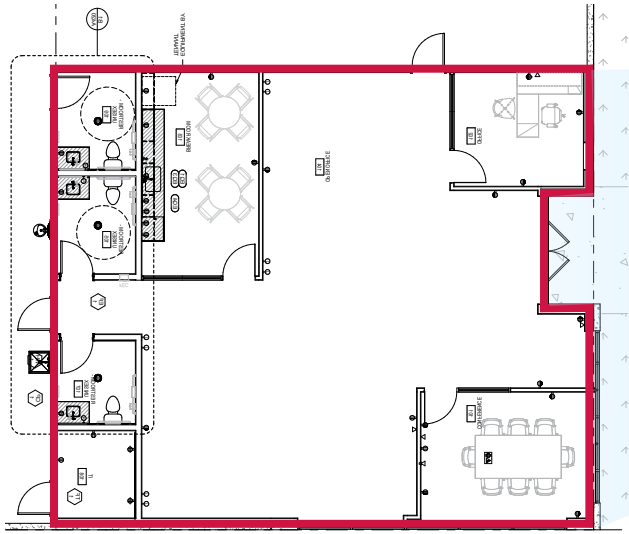
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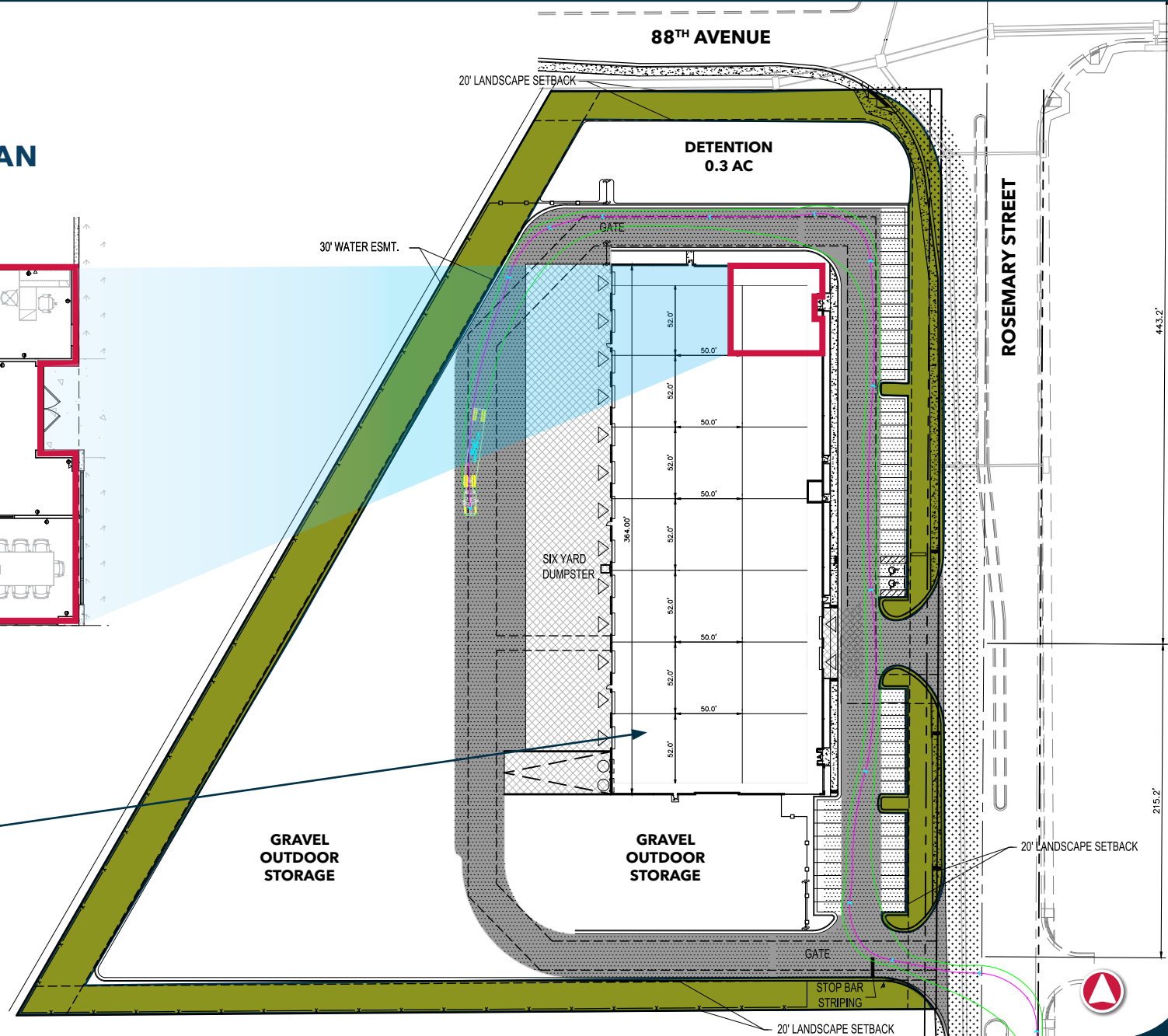
SITE PLAN

NORTH SPEC SUITE PLAN

2,060 SF



BLDG 1
54,600 SF
GATED YARD
APPROX. 3 AC

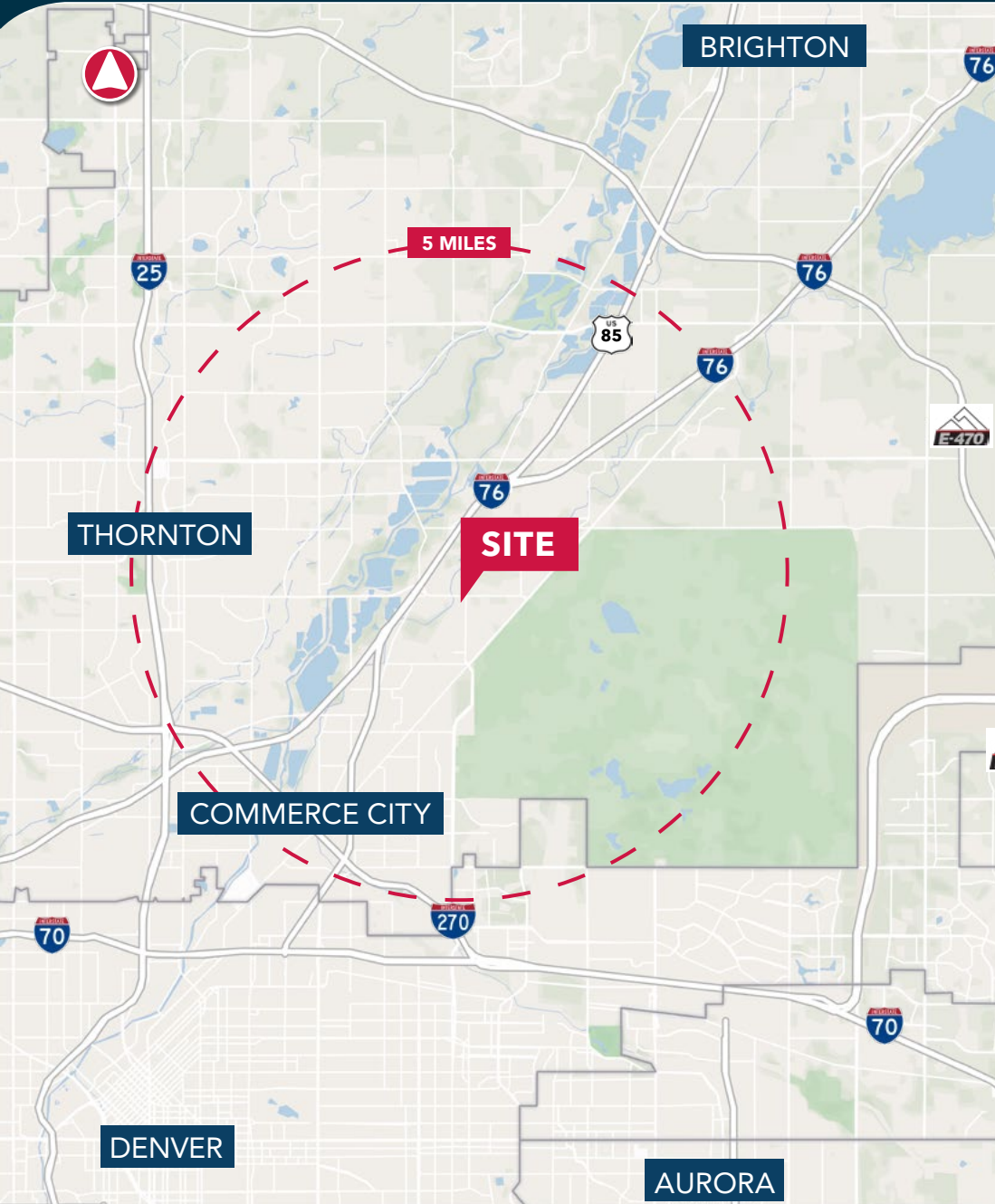


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PROPERTY HIGHLIGHTS

- High Image Industrial/Commercial
- Approved for Industrial Zoning
- Excellent Exposure & Visibility
- Centrally Located w/ Easy Access to I-76
- Rapidly Growing Area
- Located in an Enterprise Zone

PRICING: CALL BROKER FOR DETAILS

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STAGES OF CONSTRUCTION COMPLETED



SITE GRADED



SLABS POURED



WALLS TILTED



ROOF INSTALLED



SHELL COMPLETED



PAVING COMPLETED



Mile High Flea Market



Oneida Cold Storage



Ground

SITE

SITE

DPI Speciality Foods

Transpec Leasing

E 88th Ave

Rosemary St

Drive-In Movie Theater

Structures, Inc.

Instel Steel West Llc

E 152nd Ave



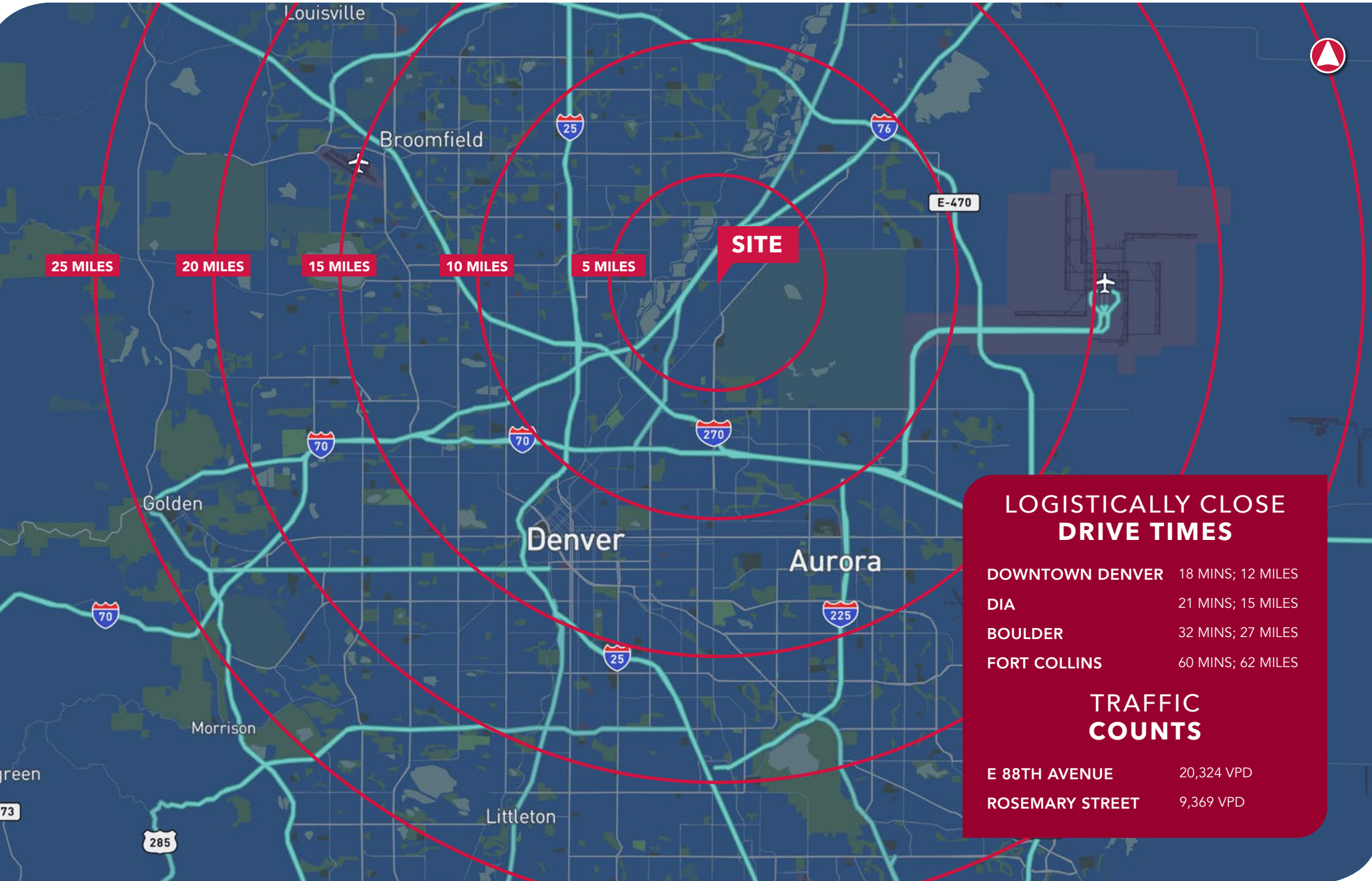
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8705 ROSEMARY STREET

COMMERCE CITY, CO 80022

FOR SALE OR LEASE (NEW CONSTRUCTION)

±54,600 SF W/ FENCED YARD



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Denver, Colorado 80222
303.296.8500

CONTACT INFORMATION

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