

4407

EAST 60TH
AVENUE
COMMERCE CITY, CO

INFILL DENVER IOS FOR SALE

NEWMARK

PROPERTY HIGHLIGHTS



Rare, shop building
with yard for sale



Infill location with great
interstate access



Permissive I-3
Commerce City zoning



New pavement
throughout yard area



New perimeter fencing
and automatic gate



Nearby amenities along
Vasquez Boulevard

BRIGHTON BLVD

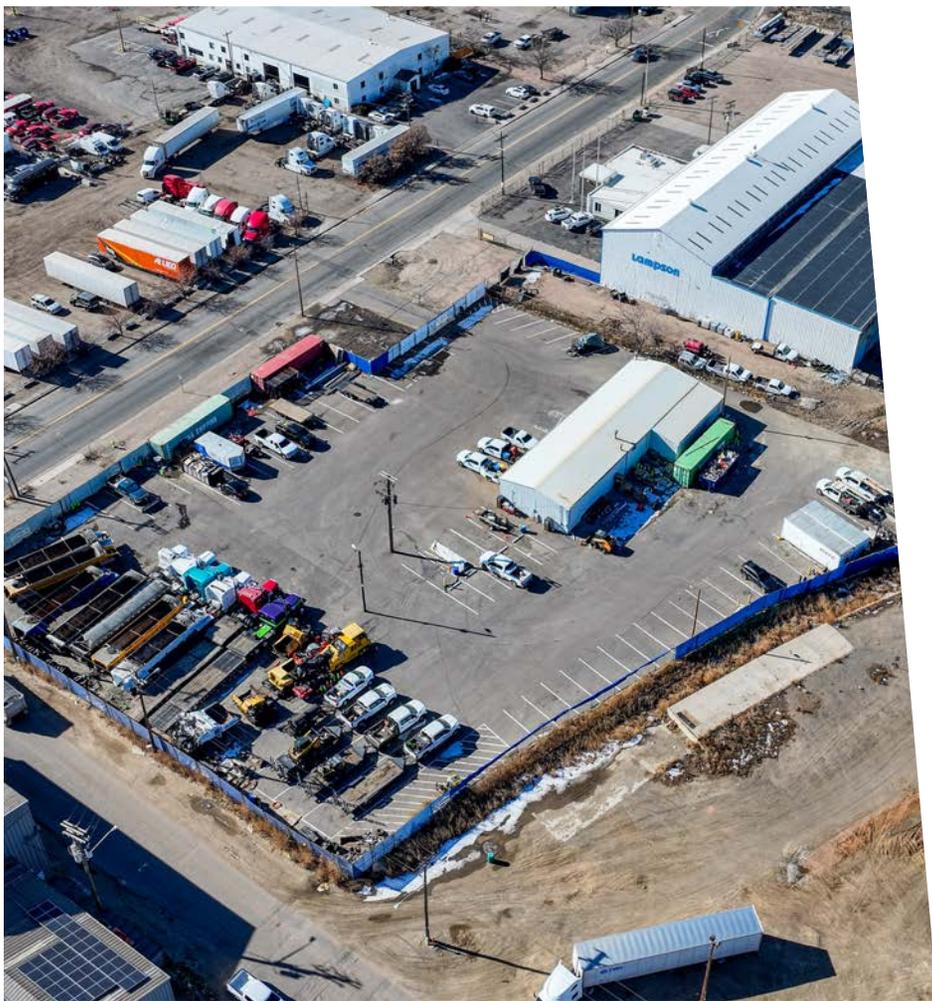


DEXTER ST

E 60TH AVE

4407 EAST 60TH AVENUE | COMMERCE CITY, CO 80022

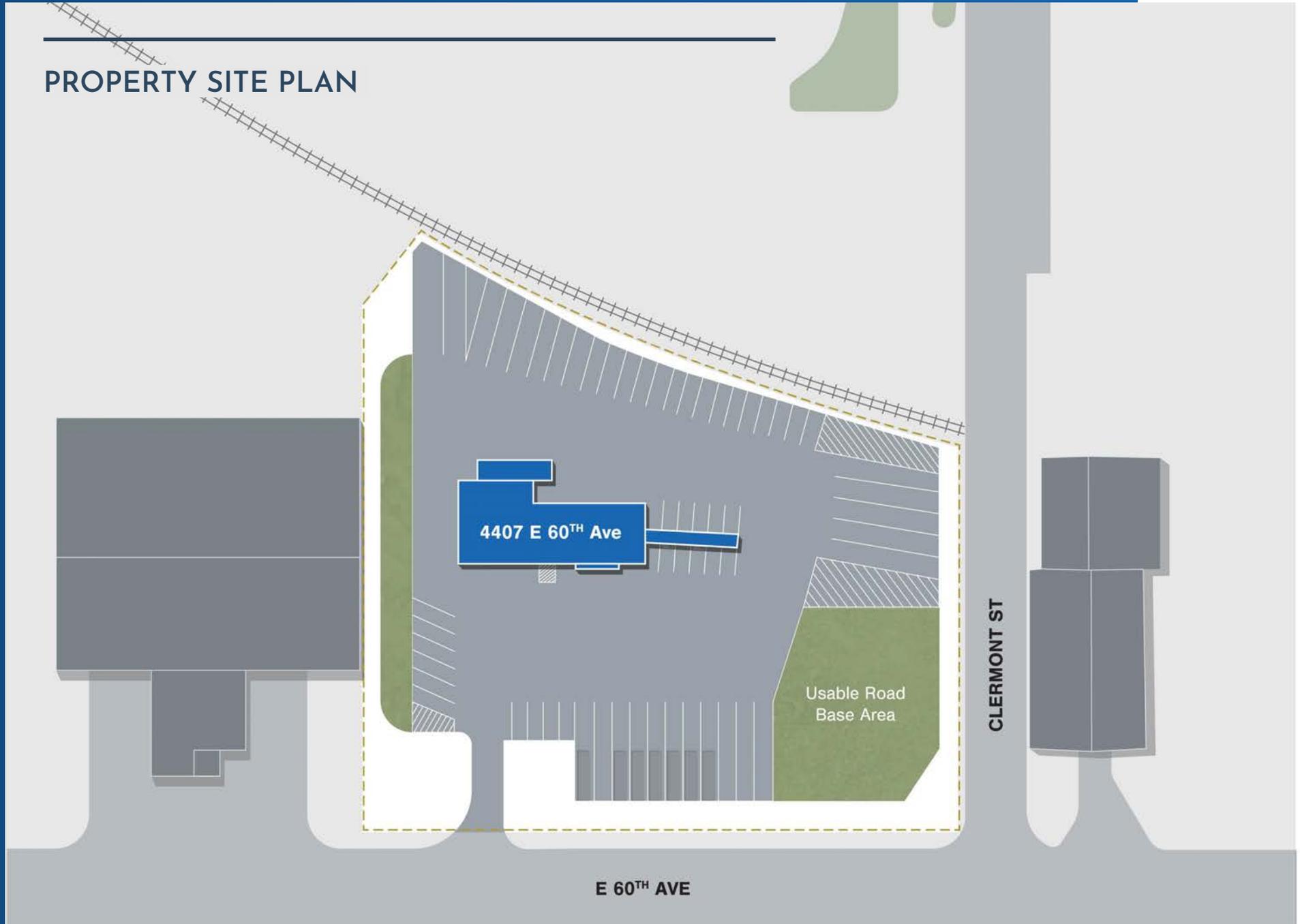




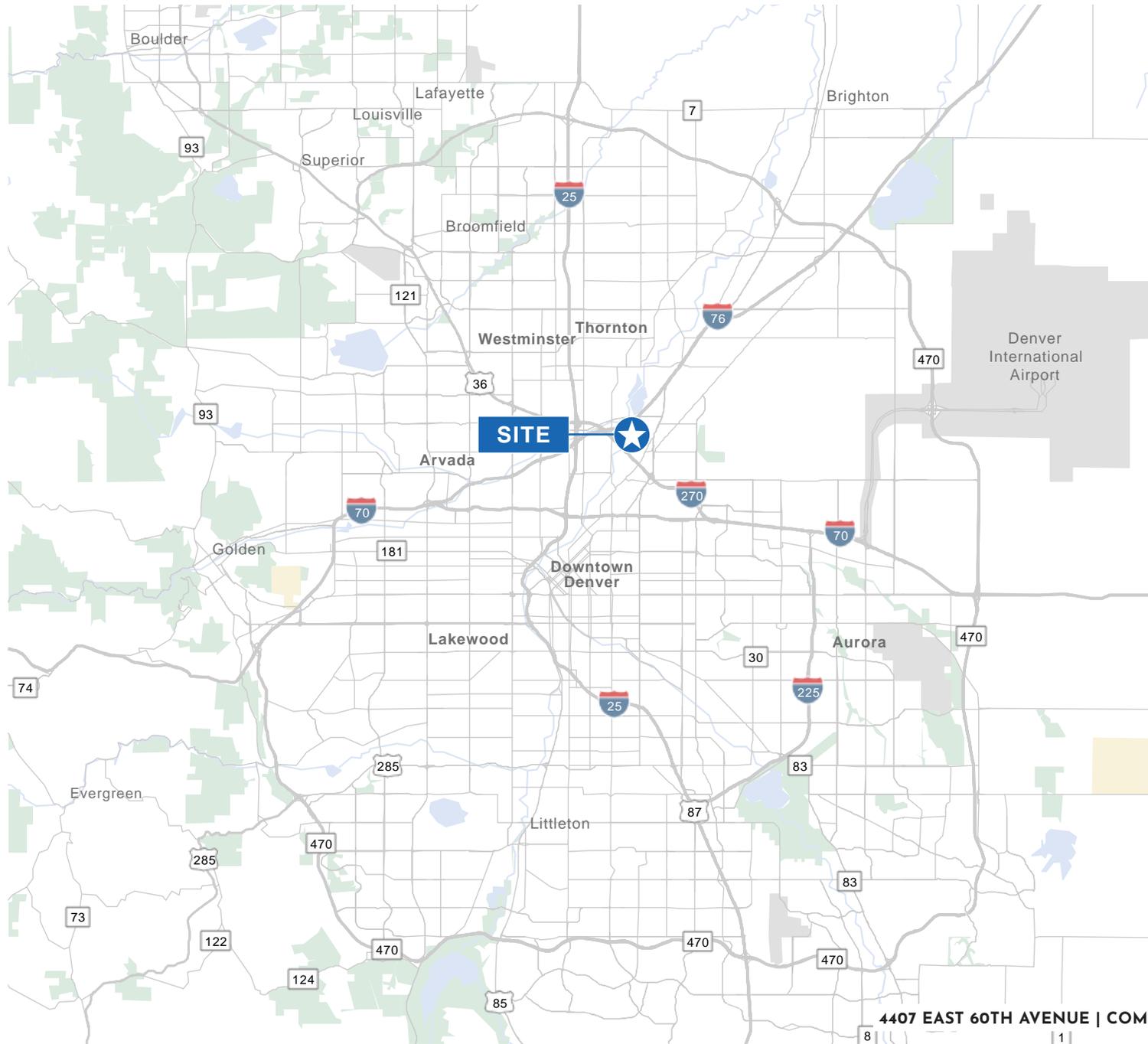
PROPERTY DETAILS

| | |
|-----------------------|---|
| ADDRESS | 4407 East 60 th Avenue, Commerce City, CO 80022 |
| COUNTY | Adams County |
| SUBMARKET | Commerce City |
| SQUARE FEET | 3,224 SF |
| SITE SIZE | 2.42 AC (105,415 SF) |
| DRIVE-IN DOORS | 5 |
| YEAR BUILT | 1965 |
| CONSTRUCTION | Metal |
| YARD | Fenced / Secured |
| GATE | Automatic |
| ZONING | I-3 (Heavy Intensity Zoning) |
| PARCEL | 1823-07-2-00-048 |
| RE TAXES | \$62,610.72 |
| SALES PRICE | \$3,495,000 |

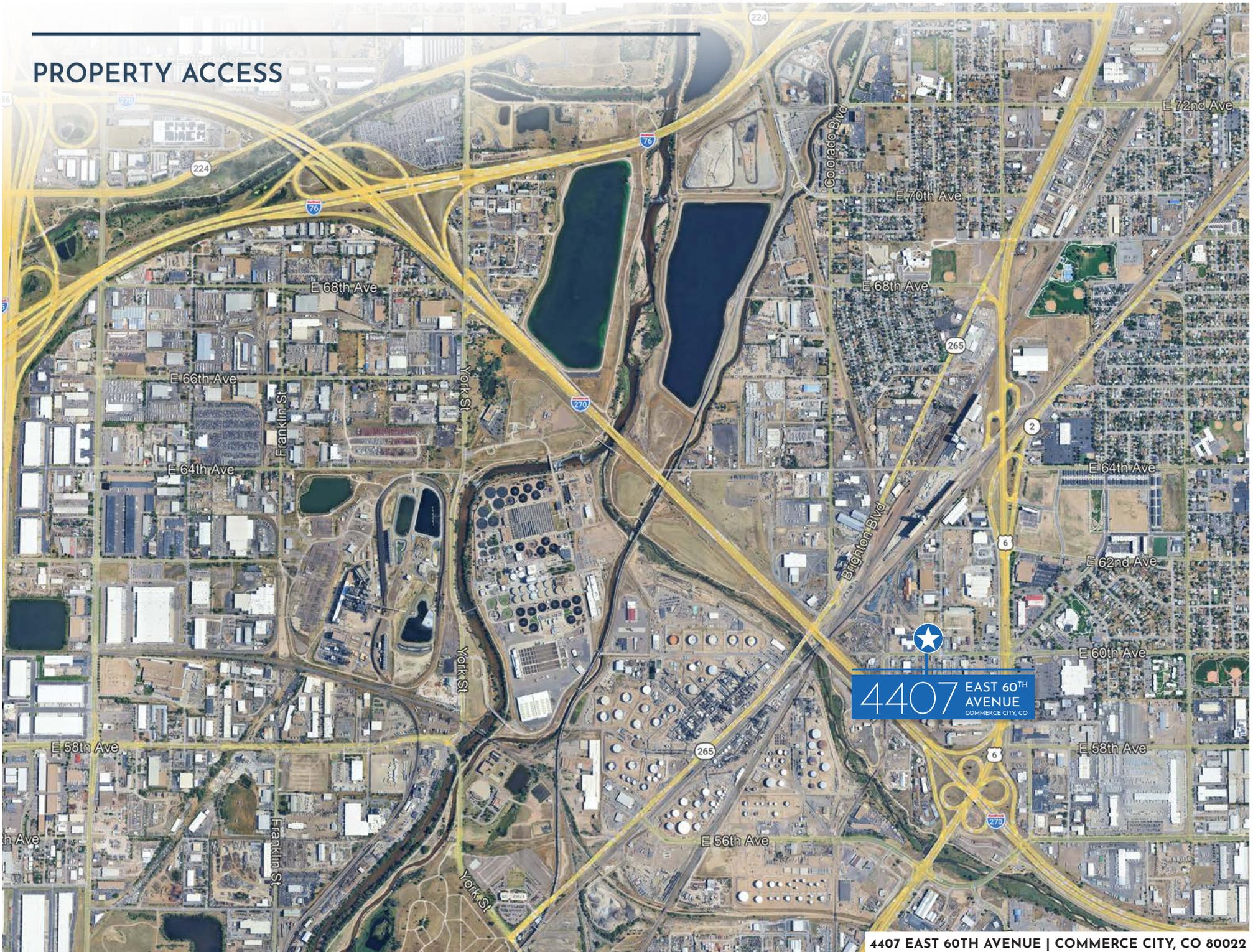
PROPERTY SITE PLAN



PROPERTY LOCATION



PROPERTY ACCESS



4407 EAST 60TH AVENUE
COMMERCE CITY, CO



4407 EAST 60TH AVENUE | COMMERCE CITY, CO 80022

4407 EAST 60TH AVENUE COMMERCE CITY, CO

Mike Viehmann, SIOR
Managing Director
t 303-260-4340
mike.viehmann@nrmk.com

Mike Wafer Jr., SIOR
Managing Director
t 303-260-4407
mike.waferjr@nrmk.com

Mike Wafer, SIOR
Executive Managing Director
t 303-260-4242
mike.wafer@nrmk.com

Reagan Todd
Associate
t 303-808-5460
reagan.todd@nrmk.com

1800 Larimer Street, Suite 1700,
Denver, CO 80202

nrmk.com

NEWMARK

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.