

**CONSTRUCTION NEAR COMPLETION
INTERIOR FINISHES UNDERWAY**



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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COMMERCE CITY, COLORADO 80022

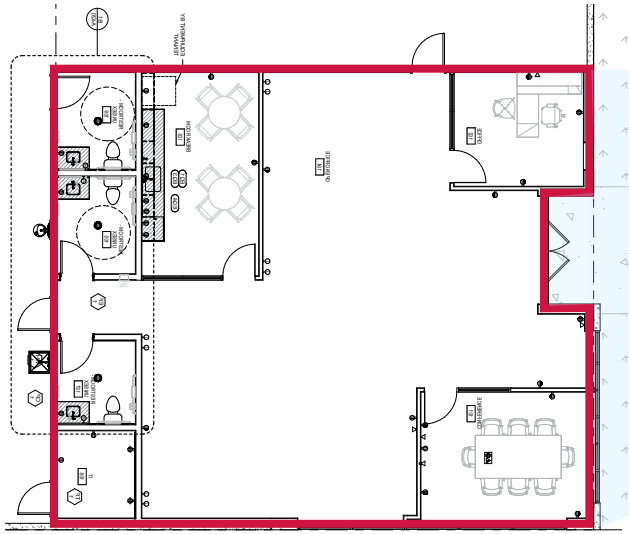
FOR SALE OR LEASE (NEW CONSTRUCTION)

±54,600 SF WITH FENCED YARD

SITE PLAN

NORTH SPEC SUITE PLAN

2,060 SF



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

GRAVEL
OUTDOOR
STORAGE

GRAVEL
OUTDOOR
STORAGE

88TH AVENUE

20' LANDSCAPE SETBACK

DETENTION
0.3 AC

30' WATER ESMT.

GATE

SIX YARD
DUMPSTER

ROSEMARY STREET

20' LANDSCAPE SETBACK

STOP BAR
STRIPING

20' LANDSCAPE SETBACK



443.2'

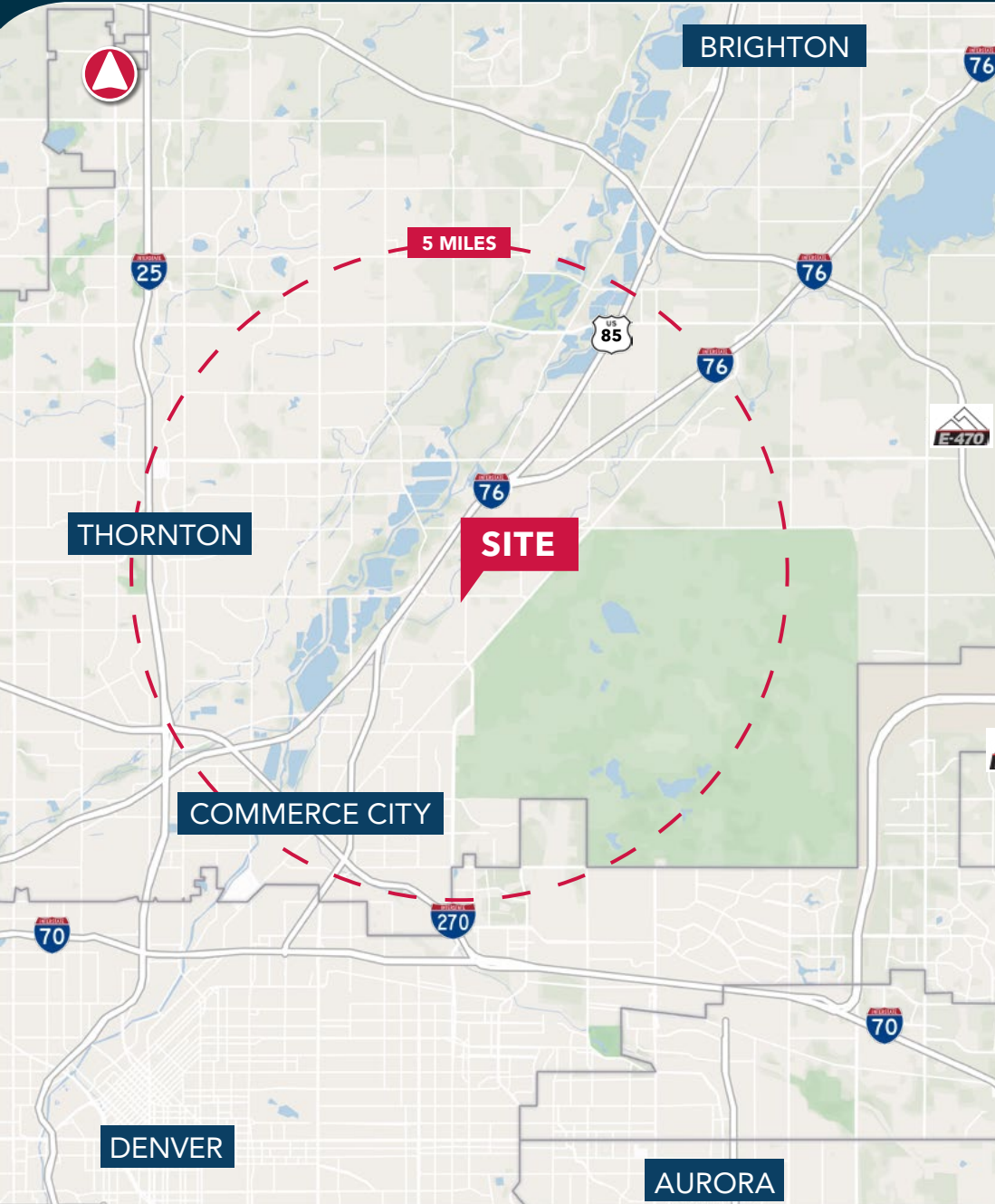
215.2'

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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



SITE

SITE

E 88th Ave

Rosemary St

Structures, Inc.

Drive-In
Movie Theater

Instel Steel
West Llc

DPI Speciality
Foods

Transpec
Leasing

E 152nd Ave

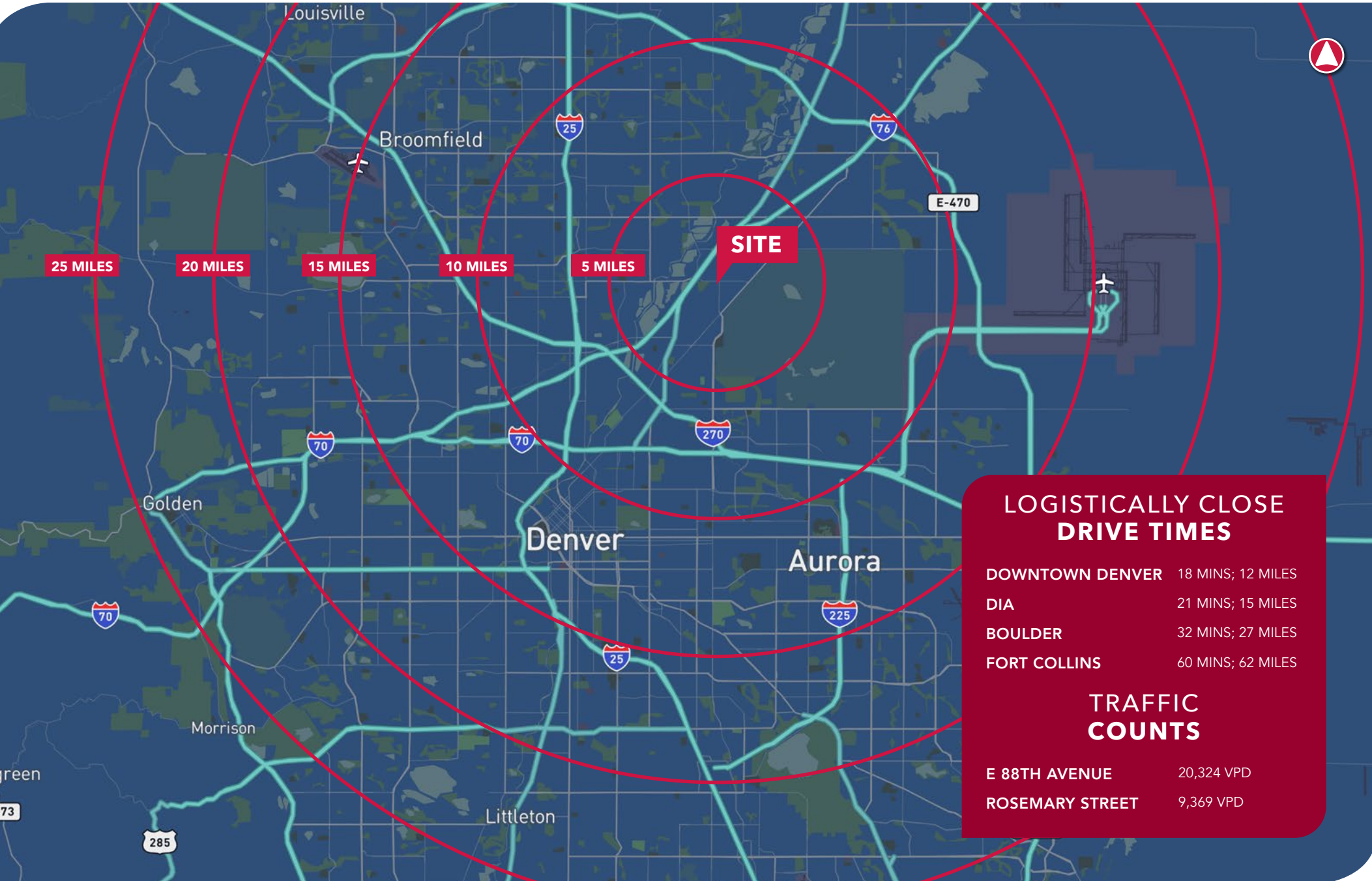
2

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

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