

10150 Highway 2

Commerce City, CO 80022



I-3 Zoned Office + Shop on 5+ Acres For Lease

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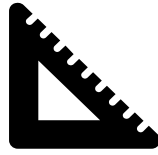


Property Information

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6,700 SF
Building SF



5.12 acres
Site Size



**I-3, Unincorporated
Adams County**
Zoning



3
Oversized Drive-In
Doors / Loading



1,700 SF
Office SF



14'
Clear Height

Lease Rate: Contact Brokers



Property Highlights

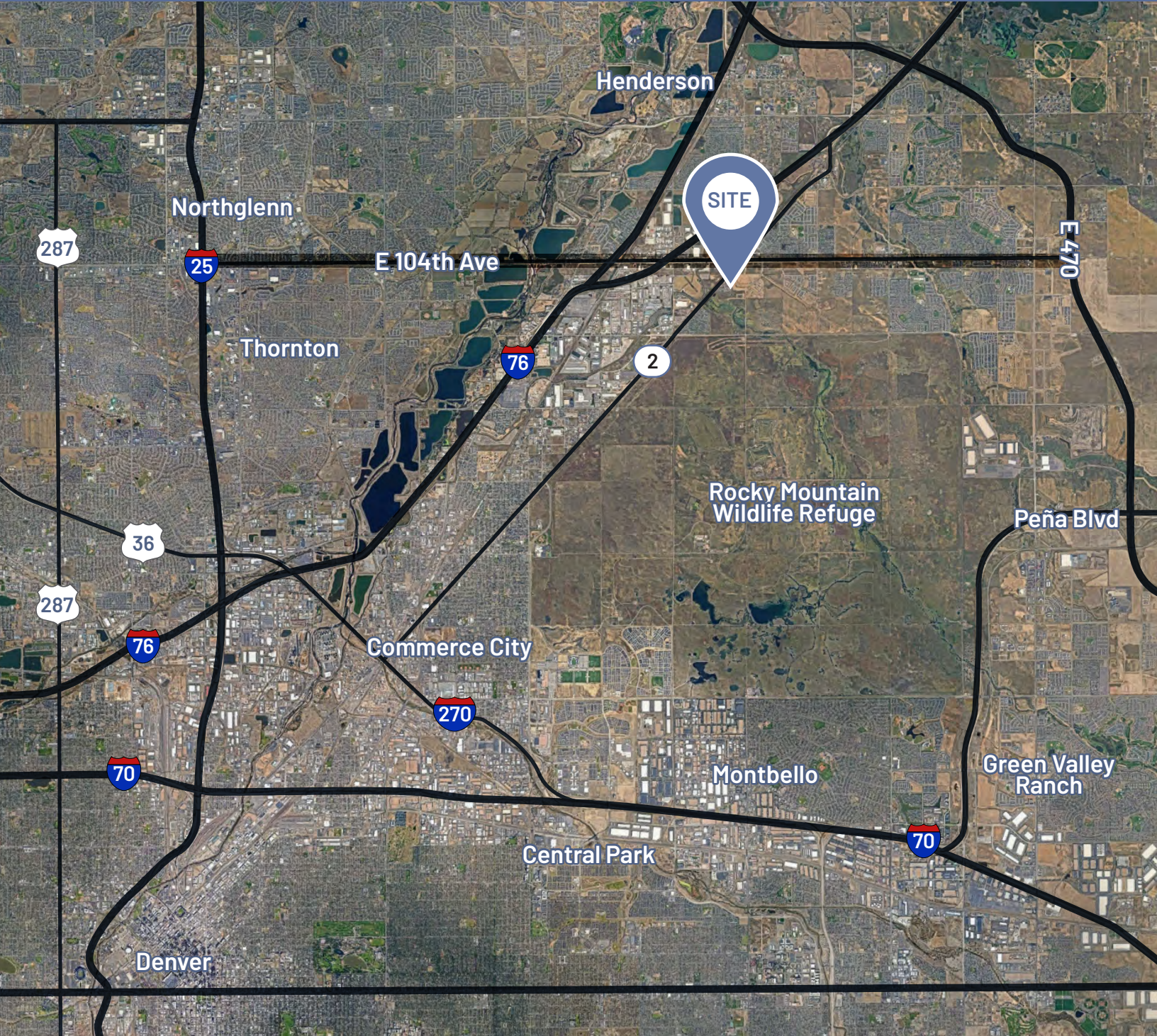
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- Rare, I-3 heavy industrial zoning allowing a wide range of uses
- Functional shop buildings with existing office space
- Landlord make ready improvements underway
- Entirely usable 5+ acre site zoned for outdoor storage
- Ease of access directly off Highway 2
- Sales tax and operating costs incentives within Unincorporated Adams County
- 20 minutes from Downtown Denver and Denver International Airport



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