

6300 CLERMONT STREET, COMMERCE CITY, CO 80022



NOW FOR SALE!

PROPERTY RENOVATION UNDERWAY & NEW HEAVY POWER

Heavy Manufacturing Facility w/Rail & Yard

6300 CLERMONT STREET
COMMERCE CITY, CO 80022

Total Building Size:

64,944 SF

Site Size:

4.39 Acres

Rail Spur:

BNSF

Lease Rate:

\$11.75/SF NNN

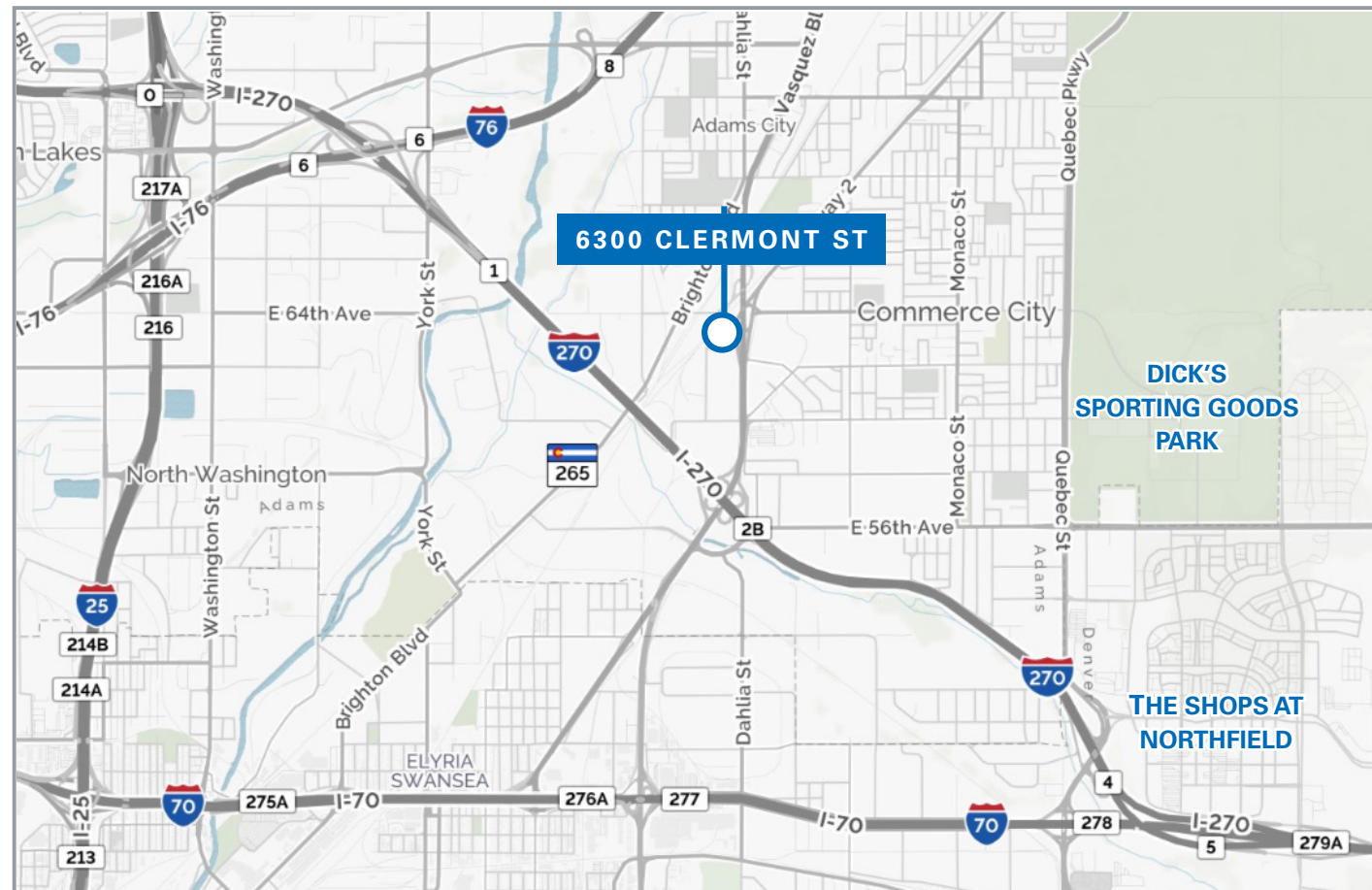
Sale Price:

Contact Broker

Industrial for Lease or Sale

Property Highlights

- Rare heavy manufacturing facility featuring both rail and yard space
- Central location with excellent access to most major interstate systems
- Intensive, I-3 Commerce City zoning allowing for wide range of heavy industrial uses
- 1.65 acres of yard space and zoned for outdoor storage
- Brand new electrical upgrade featuring 2,000 amps of 480v
- Property renovation underway including office upgrades and more



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Owned and managed by:

FLYWHEEL CAPITAL

1800 Larimer Street, Suite 1700
Denver, CO 80202

nrmk.com

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Property Details

- Total Building Size:** 64,944 SF
- 2-Story Office Bldg:** 5,310 SF
- Manufacturing Bldg:** 59,634 SF
- Site Size:** 4.39 Acres
- Loading:** 2 Dock High Doors
6 Oversized Drive-In Doors (18' x 20')
- Rail Spur:** BNSF
- Cranes:** Six (6) 10-Ton Cranes
- Power (Warehouse Bldg):** 2,000 Amp, 480 V, 3 Ph
- Clear Height:** 20' - 24'
- Yard Space:** 1.65 Acres
- Zoning:** I-3, Commerce City



I-3 Zoning, Commerce City

Zoned I-3 zoning within Commerce City, the property allows for a wide range of industrial uses including:

- Outdoor Storage
- Container and equipment stacking
- Chemical manufacturing or storage
- Metal manufacturing and fabrication
- Concrete batch plants
- And more!

