

8450

ROSEMARY ST
COMMERCE CITY, CO 80022

FOR LEASE
\$15.00 /RSF NNN



8,980 RSF • INDUSTRIAL WAREHOUSE
WITH TWO DRIVE-INS & DOCK WELL



PHILLIP A. YEDDIS
EXECUTIVE VICE PRESIDENT
303.512.1162
pyeddis@uniqueprop.com



400 S. Broadway | Denver, CO 80209
www.uniqueprop.com | 303.321.5888

PROPERTY HIGHLIGHTS

Address	8450 Rosemary Street Commerce City, CO 80022
Rental Rate	\$15/RSF NNN
NNN Expenses	\$2.71/RSF (Estimated)
Available RSF	8,980 RSF
Ceiling Height	18'-20' Clear
Drive-In Doors	Two (2) 12'x12'
Dock	One (1) Well Dock
Power	800 Amps, 208 Volt, 3 Phase (To Be Verified)
Sprinklers	Yes

- Available April 2025, possibly sooner
- Radiant Heat & Swamp Coolers in Warehouse
- Close to I-76, Highway 85, and Highway 2
- Building Signage Available
- Very efficient space
- Ample Parking
- Two (2) offices approximately 875 RSF
- Two (2) ADA bathrooms
- Mezzanine - One (1) large office 16'x16' and one (1) large conference room 16'x25' with bathroom and shower.
*Mezzanine not included in square footage



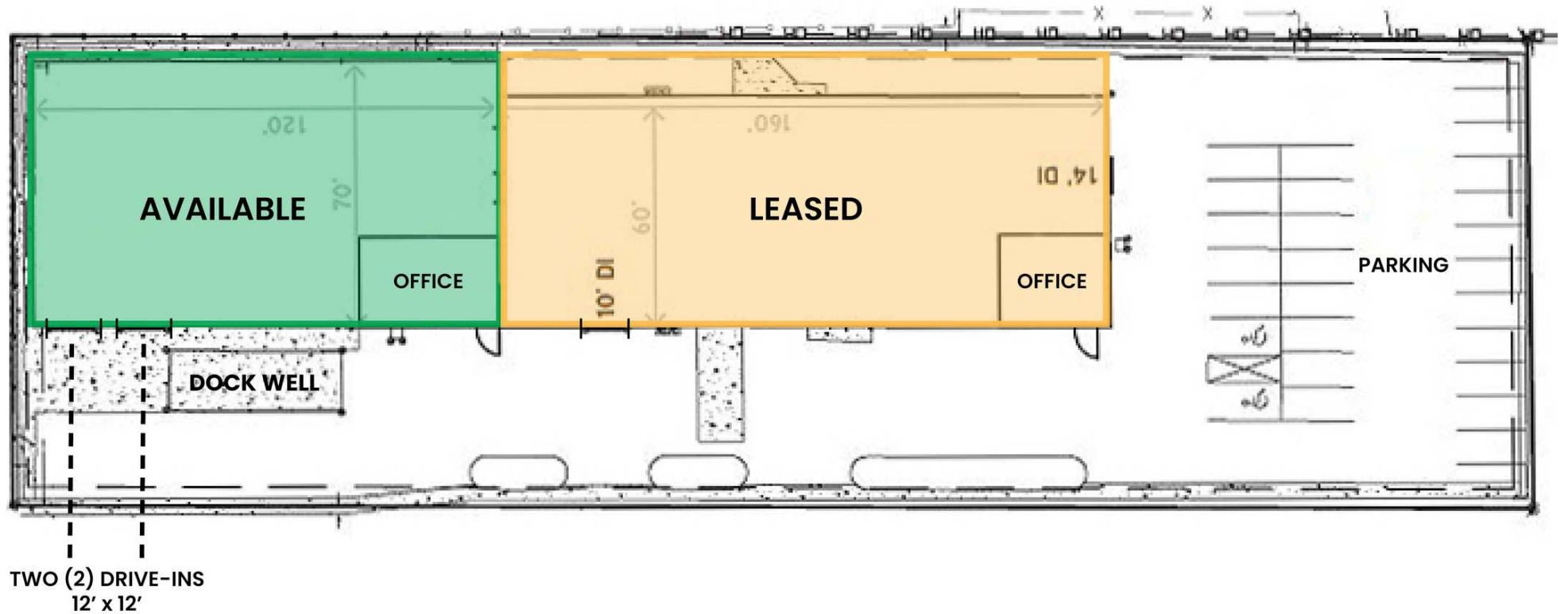
PROPERTY DESCRIPTION
 This 8,980 RSF warehouse space, features heavy power, high-efficiency lighting, radiant heat, and swamp coolers. Renovated in 2008, the property is ideally situated near I-76, Highway 85, and Highway 2. The main floor office includes 2 offices and 2 ADA restrooms. There is ample parking and building signage available. The mezzanine is not included in the square footage, which has an additional office, conference room, and bathroom with a shower.



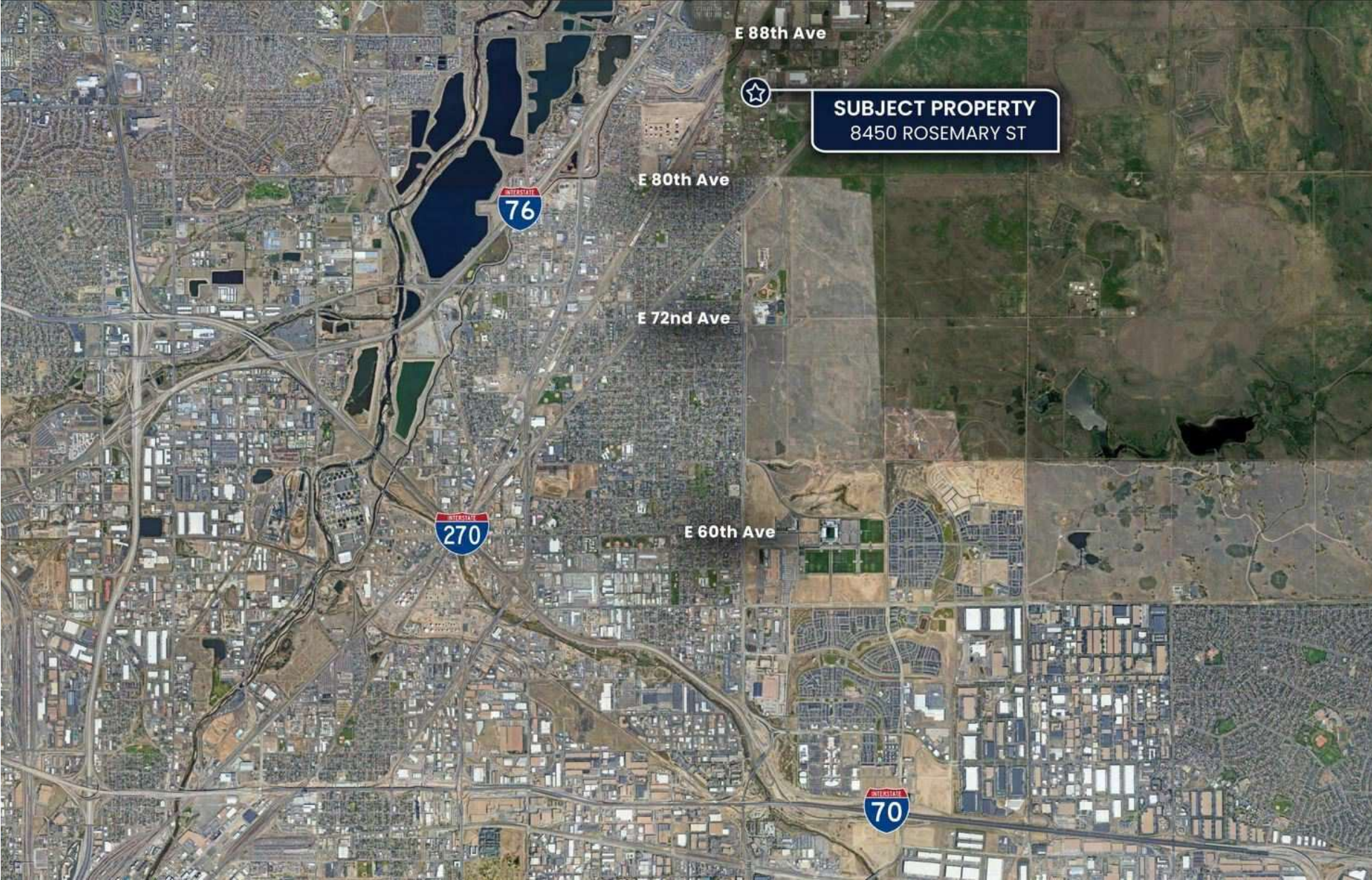
ADDITIONAL PHOTOS



FLOOR PLAN



LOCATION MAP





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