



# Highly Visible Industrial / Commercial Site

**SEC E. 104TH AVENUE & JOLIET STREET  
COMMERCE CITY, COLORADO**

## Site Size

2.123 Acres

## Sale Price

\$827,650 (\$8.95/SF)

## Land For Sale

### Property Highlights

- Hard corner of E. 104th Avenue and Joliet Street
- Outstanding visibility
- Great location adjacent to Cummins Rocky Mtn Campus
- Easy access to I-76, US Hwy 85 and US Hwy 2
- Recently widened and improved E. 104th Avenue
- Enterprise Zone benefits available
- Common access road under construction along the south property line of the site via Joliet Street
- State approved right turn deceleration lane on E. 104th to serve the site
- Future signalized intersection
- 1.17 million SF Class A Industrial project under construction immediately to the north

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## SEC E. 104TH AVENUE & JOLIET STREET, COMMERCE CITY, CO

### Land for Sale

**Site Size:** 2.123 Acres

**Gas/Electric:** Xcel Energy/United Power

**Water/Sewer District:** South Adams

**Water Line:** 12" in Joliet St. & 16" in 104th Ave.

**Sewer Line:** 8" in Joliet St. & 30" in 104th Ave.

**County:** Adams

**Zoning:** I-1 (allows Commercial/Retail/Industrial)

**Sale Price:** \$827,650 (\$8.95/SF)

