

6300 CLERMONT STREET, COMMERCE CITY, CO 80022



Heavy Manufacturing Facility w/Rail & Yard

6300 CLERMONT STREET
COMMERCE CITY, CO 80022

Total Building Size

64,944 SF

Site Size

4.39 Acres

Sale Price

Call Broker

Lease Rate

\$11.75/SF NNN

OpEx

\$3.08/SF

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
- High quality office building
- Existing heavy power and cranes, and abundant oversized drive-in loading doors

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Owned and managed by:

FLYWHEEL CAPITAL

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6300 CLERMONT STREET, COMMERCE CITY, CO 80022

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 (to be verified)
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!

