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## 4901 Locust Street, Commerce City, CO

Two Industrial Buildings | Available For Sale or Lease

### FOR SALE OR LEASE

#### PROPERTY HIGHLIGHTS

- Fenced yard
- Drains with sandtrap in both buildings

#### BUILDING I:

- 16,200 SF
- Approx. 4,000 SF office
- 2 drive-in doors (10'x11')
- 10' ceilings
- Built in 1961
- Brick construction

#### BUILDING II:

- 13,312 SF
- Warehouse only
- 2 drive-in doors (14'x12')
- 1 drive-in door (12'x12')
- 13' ceilings
- Built in 1970
- Twin T construction



SPACE AVAILABLE:  
**29,512 SF TOTAL**



TOTAL SITE SIZE:  
**±1.37 ACRES**

**SALE PRICE: \$3,540,000**

**LEASE RATE: CONTACT BROKER**

For More Information, Contact:

**Steve Fletcher** | *Industrial Specialist*

(720) 320-0366

steve@grubercre.com



## PROPERTY DETAILS

- **Space Available:** 29,512 SF
- **Lot Size:** 1.37 acres
- **Zoning:** I-1S, Commerce City
- **City/County:** Commerce City, Adams County
- **Property Taxes:** \$42,723,04



## SITE AERIALS



For More Information, Contact:

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