

# 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

#### For More Information, Contact:

**Steve Fletcher** | *Industrial Specialist* (720) 320-0366 steve@grubercre.com





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### **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



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