

5775 MONACO STREET

COMMERCE CITY, COLORADO

Gruber Commercial Real Estate Services | 3001 Brighton Blvd #341 Denver CO 80216 | Tel: 720-490-1442



Manufacturing Building With Yard for Sale or Lease

BUILDING SIZE: 28,400 SF

SITE SIZE: 2.03 Acres

PROPERTY HIGHLIGHTS

- Large, fenced yard
- Versatile loading
- Twin-T construction (large column spans)
- Freestanding building
- Local ownership
- HUB zone qualified
- Enterprise zone approved
- New LED lighting in the office

SALE PRICE:
\$4,402,000.00 (\$155/SF)

LEASE RATE:
\$6.75/NNN



Russell Gruber

Industrial Specialist / Owner

Cell: 720-490-1442

russell@grubercommercial.com

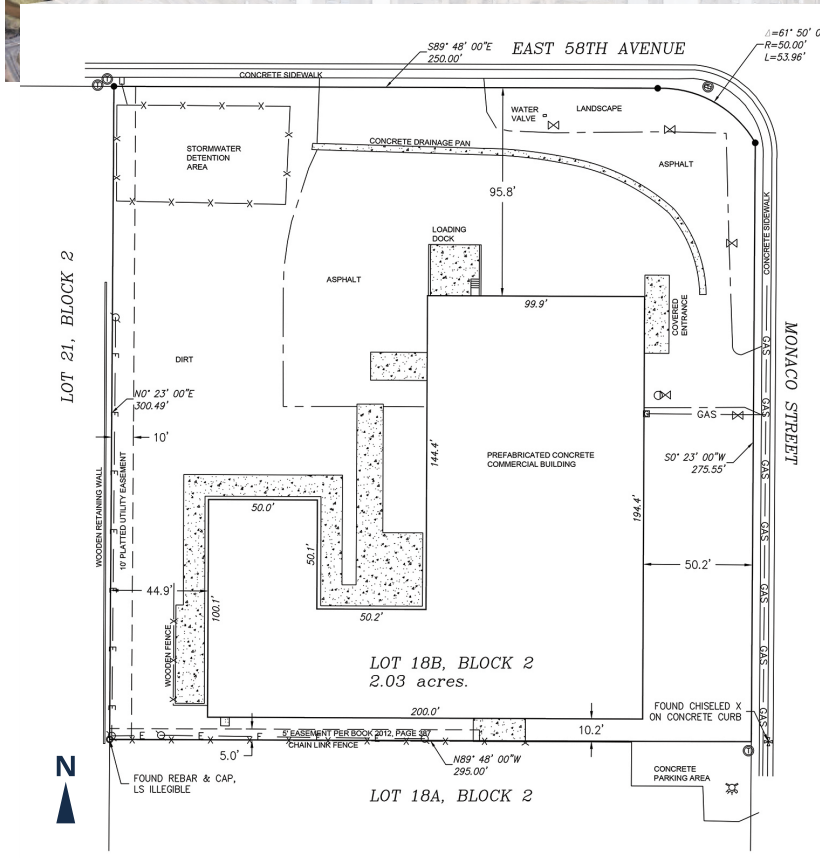


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AERIAL



PROPERTY DETAILS

- **Building Size:** 28,400 SF
- **Site:** 2.03 acres
- **City / County:** Commerce City / Adams County
- **Office:** 2,800 SF +/-
- **Zoning:** I-1
- **Loading:** 1 dock-high door,
4 drive-in doors
- **Clear Height:** 23'-25'
- **Power:** 600amps, 277/480V, 3 phase (to be verified)
- **Heat/Cooling:** A/C in the office area;
radiant and gas forced in warehouse
- **DOC:** 1975/2001
- **Estimated NNN:** \$2.25 SF
- **Taxes (2018):** \$15,462.52



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