

4455-4475 E. 74TH AVE
COMMERCE CITY, CO



Lot 2
2.23 Acres

Lot 1
2.05 Acres

74th Ave

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FEATURES

- Newer construction in excellent condition
- Good visibility and quick access to I-76
- High image office build-out
- Building designed for multi-tenant functionality
- 4 drive-in doors
- Rental income in place (office tenants and ground lease)
- Alarm system/exterior lighting/security cameras
- Attractive landscaping
- Lot 2
 - Screened and secure fencing
 - Zoned I-2
 - Buildable lot

PROPERTY SUMMARY

Transwest Truck, Trailer, RV is marketing this property for sale and moving their Trans Lease business to a new building under construction at Pecos and I-76. Trans Lease occupies the entire 1st floor of the building (approx. 16,000 SF) and plans to vacate in October 2017.

Other Tenants:

A total of 7,735 SF on the building's 2nd floor is leased to Xebec Records and Rocky Mountain Transload (RMT). Lot 2, located behind the building, is leased to Dealers Auto Auction of the Rockies.

This is a rare opportunity for a user/investor to acquire a well-built office/flex/warehouse in great condition with existing income in place and surplus acreage. Approximately 25,000 SF can be immediately occupied by a purchaser.

All information contained herein is from sources we deem reliable, but we make no warranties, expressed or otherwise, as to its accuracy. We assume no liability for errors or omissions of any kind, change of price, rental, withdrawal without notice or other conditions.



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PHOTOS

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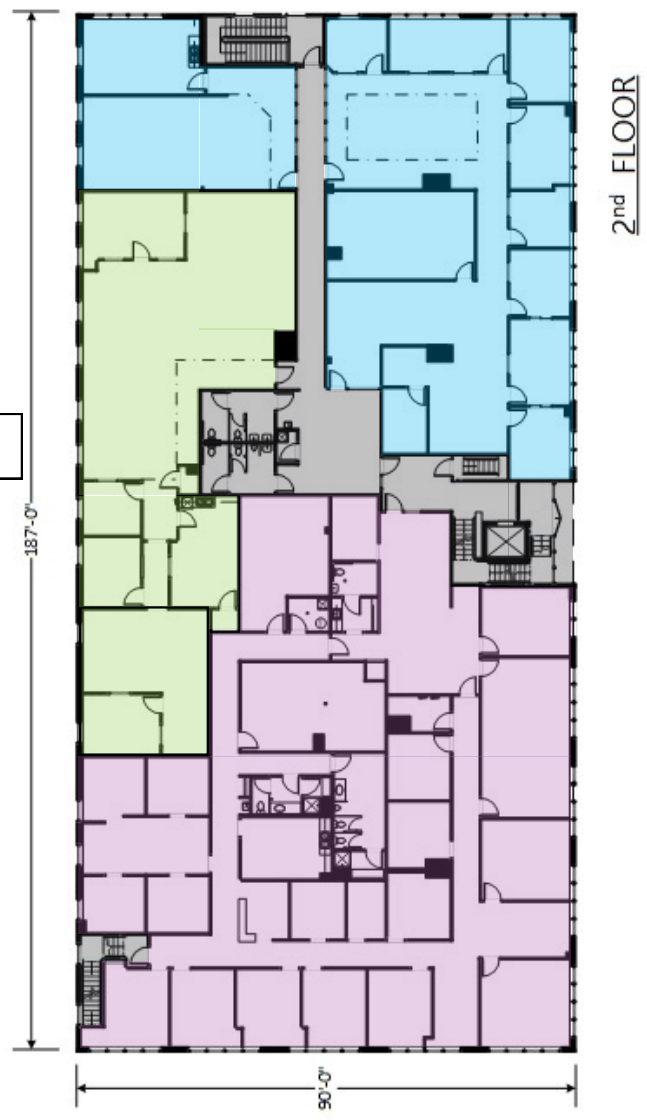
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FLOOR PLANS

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- Rocky Mountain Transload
- XeBee
- Trans Lease (will vacate)
- Vacant (ready to occupy)
- Common Area

****Detailed office dimensions available****



4475 East 74th Avenue
 0 ft. 15 ft. 25 ft. 50 ft.



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