

I-1 (PUD) 2.85 AC LOT FOR SALE

Mountain View Industrial Park

East 96th Avenue And Havana Street | Commerce City, CO 80640



Map Key	Acres	Zoning	Status
1	30.1 AC	I-3	<i>Available (separate listing)</i>
2	1.34 AC	I-2	Sold
3	2.07 AC	I-1	Sold
4	1.97 AC	AG	Sold
5	1.39 AC	I-2	Sold
6	1.49 AC	I-2	Sold
7	1.44 AC	I-1	Sold
8	1.34 AC	I-1	Sold
9	2.51 AC	I-2	Sold
10	1.48 AC	I-1	Sold
11	2.85 AC	I-1	Available

I-1 Zoning - Only One Lot Left!

CONTACT:

BOB BUSEY

SENIOR BROKER
ASSOCIATE

303.512.1163

bbusey@uniqueprop.com

RICHARD BOWLER

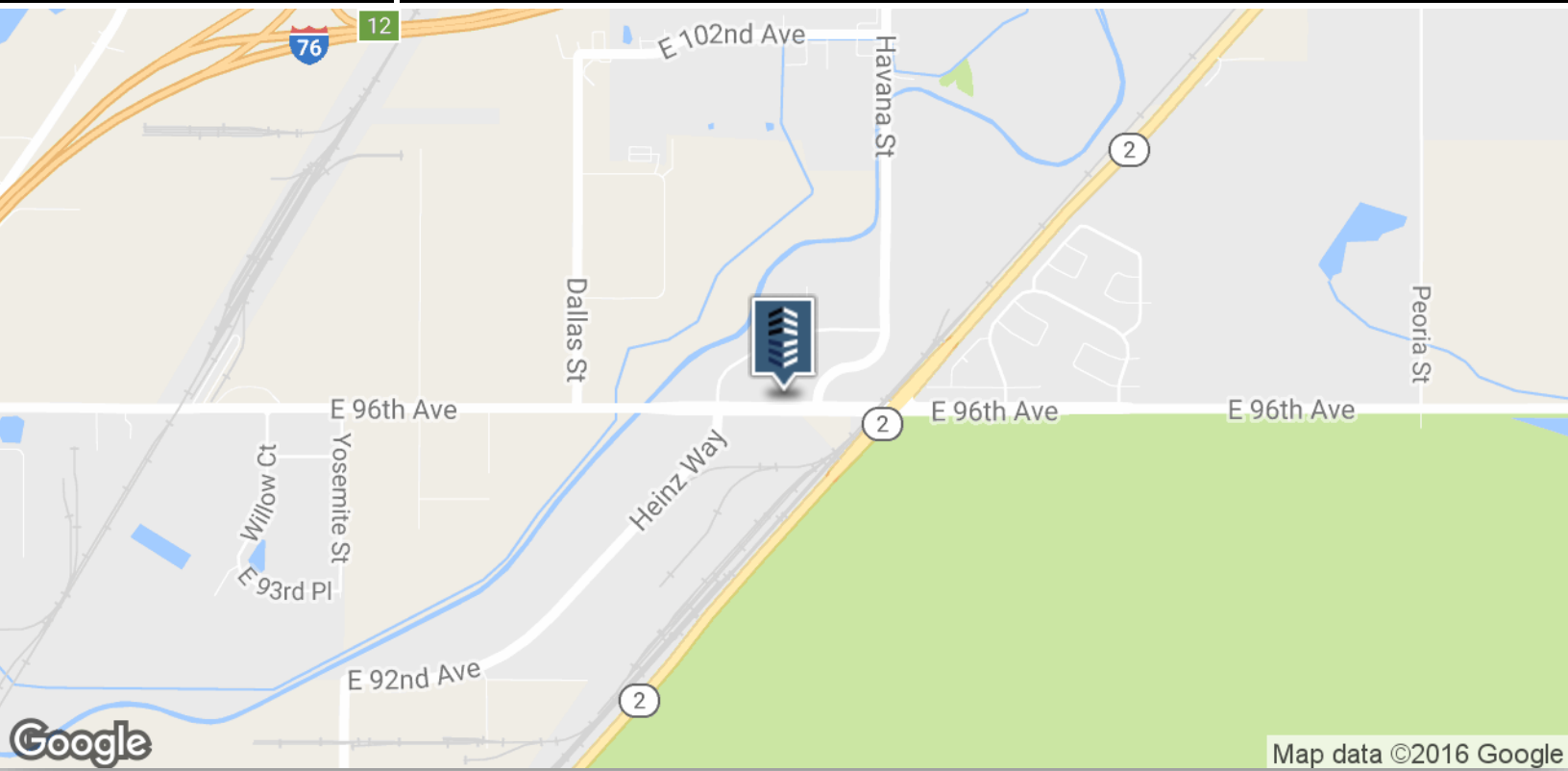
SENIOR BROKER
ASSOCIATE

720.881.6338

rbowler@uniqueprop.com

UNIQUE PROPERTIES
400 S. BROADWAY
DENVER, CO 80209
(p) 303.321.5888
(f) 303.321.5889

WWW.UNIQUEPROP.COM



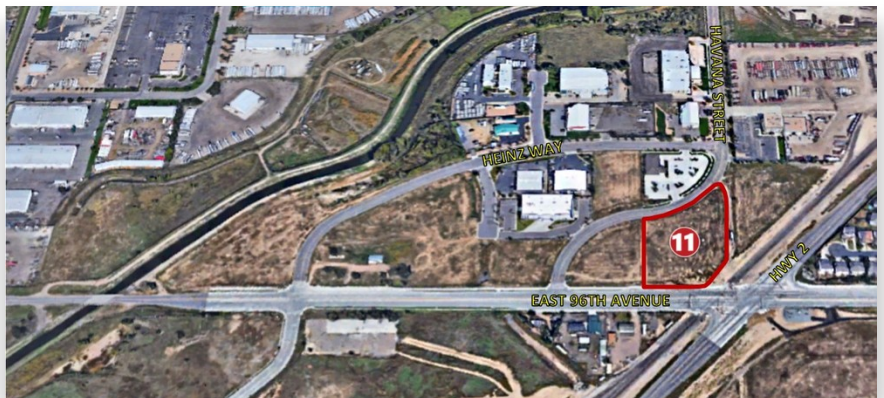
Map data ©2016 Google

OFFERING SUMMARY

Location:	NWC E. 96th Ave. & Havana St.
City / County:	Commerce City / Adams County
Utilities:	Available to All Sites / In Street
Key Map Lot 11:	2.85 Acres \$479,140 \$3.85/SF
Zoning:	Light Industrial I-1 PUD

PROPERTY HIGHLIGHTS

- Well Located Industrial Park, Rare In-fill opportunity, hard to find I-1 parcels
- Enterprise Qualifications
- Great Interstate Access (I-76 and HWY 2)
- Open Space / Water Retention Fees Pre-Paid
- Flexible Zoning from Industrial for Flex Type Use to Retail / Commercial, outside storage possible







Existing Business



Existing Business



Existing Business



Existing Business