

FOR SALE OR LEASE

CLERMONT STREET

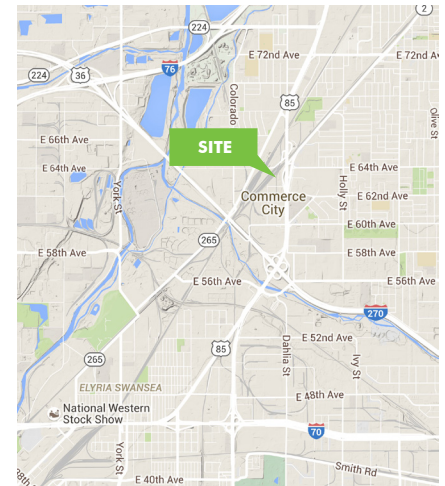


PROPERTY FEATURES

BUILDING SIZE	±6,000 SF
LAND AREA	±7.95 AC
CITY/COUNTY	Commerce City/Adams
ENTERPRISE ZONE	Yes, Adams County
ZONING	I-3, Industrial
RAIL SERVED	Union Pacific
TAXES	\$18,094.12 (2015)
LEASE RATE	\$27,500/Month/NNN
SALES PRICE	\$4,500,000
FEATURES	• Rare I-3 zoning with outside storage • Adams County • Excellent access to I-270, I-76, and US 85 • Rail spur on site, service subject to a track agreement with Union Pacific



BUILDING LOCATION



CONTACT US

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INDUSTRIAL FOR SALE OR LEASE

6290 CLERMONT ST

Commerce City, CO 80022



LOCATION MAP



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