

**CUSHMAN &  
WAKEFIELD**

FOR SALE / LEASE

**3700 East 68th Avenue**

Commerce City, Colorado 80022

AVAILABLE 7/1/2019



**Sale Price: \$2,950,000**

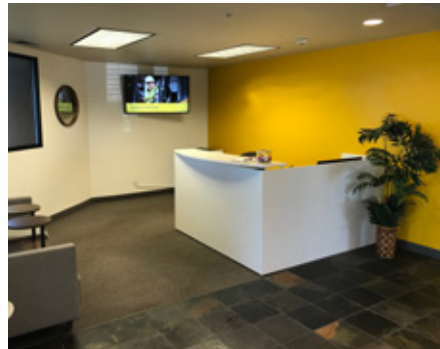
**Lease Rate: To Quote**

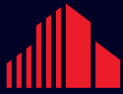
**Property Features**

- Available SF** 31,719 SF  
(Building footprint is 24,825 SF)
- Office SF** 19,094 SF on two floors (Can be reduced to open up warehouse)
- Land Area** 2.50 Acres
- Clear Height** 18'
- YOC** 1984
- Loading** One (1) dock-high door  
Three (3) drive-in doors (14' x 16')
- Zoning** I-2, Commerce City
- 2018 Taxes** \$31,721 (\$1.00/SF)

**Property Highlights**

- Walking distance to RTD's Commerce City N Line Station
- Fenced and paved yard area with automatic gate
- Over 50 parking spaces
- Drive-thru warehouse
- Great access to I-76 via 74th Avenue
- Visibility from Colorado Boulevard
- Fully sprinklered building
- Corporate image facility on the interior and exterior





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### DRIVE TIME INFO

DESTINATION	DRIVE TIME
Site to Downtown via I-76 and I-25	10 Minutes
Site to Denver International Airport (DIA) via I-76	30 Minutes

For more information, please contact:

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