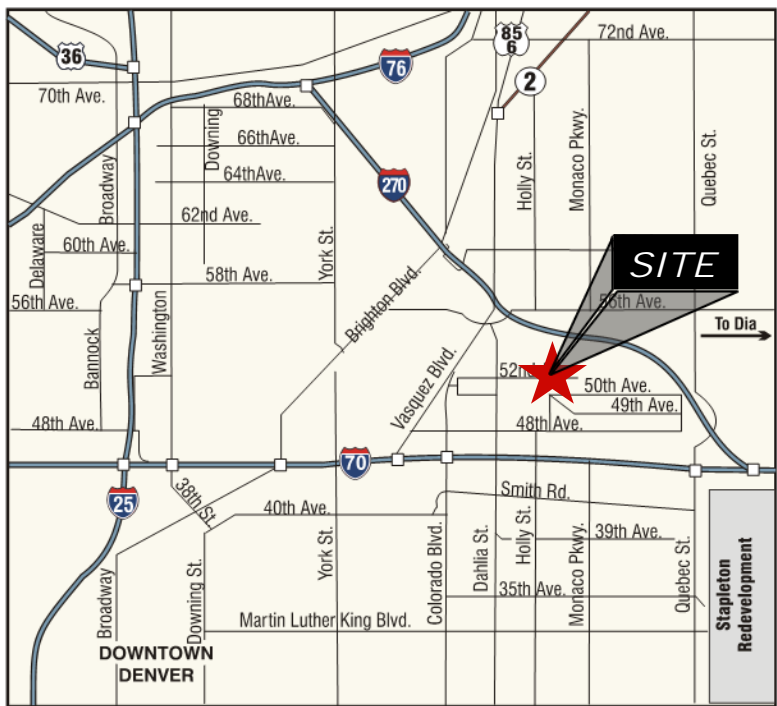


# FOR SALE

# Freestanding Warehouse with Fenced Yard



- SALE PRICE \$1,500,000
- FENCED, PAVED & SECURED YARD PERFECT FOR VEHICLE PARKING OR EQUIPMENT STORAGE
- I-3 ZONING
- GREAT ACCESS TO I-70, I-270 & DIA



**5565 East 52<sup>nd</sup> Avenue  
Commerce City, CO 80022**

<b>Building Size</b>	17,760 SF
<b>Office Size</b>	12,960 SF
<b>Site Size</b>	3.33 Acres
<b>Clearance</b>	14'
<b>Zoning</b>	I-3
<b>Loading</b>	10 Docks 1 Drive In
<b>Power</b>	220 Volt, 3 Phase
<b>Construction</b>	Twin-Tee
<b>YOC</b>	1974
<b>RE Taxes</b>	\$19,234 (2008)

**For Information Contact:**  
  
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