

**FOR SALE  
FREEZER/COOLER SPACE**

# 4810 NEWPORT STREET

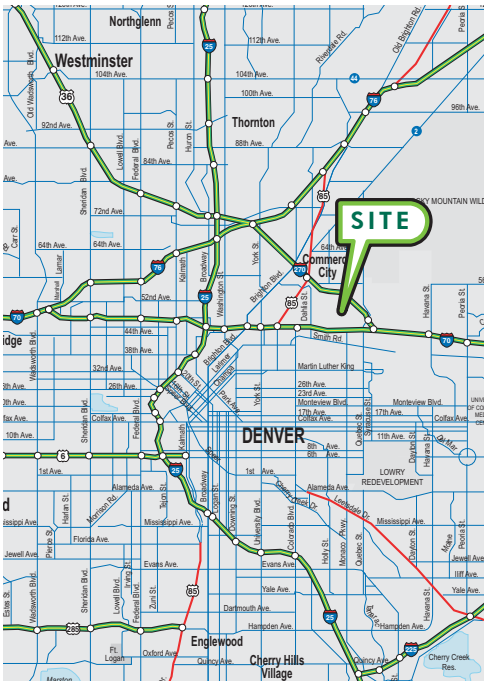
**:: COMMERCE CITY, COLORADO**

**15,225 SF  
FREEZER/COOLER SPACE**

**USDA APPROVED FACILITY  
8,400 SF FOOD PROCESSING  
1,750 SF FREEZER SPACE  
8,000 SF FENCED YARD**



## LOCATION MAP



**TOTAL BUILDING SF:** 15,225 SF  
**OFFICE:** 2,253 SF  
**LAND AREA:** .78 Acres  
**LOADING:** 1 Drive-in and 8 Dock high  
**ELECTRICAL:** (to be verified by an electrician)  
**YEAR BUILT:** 1970  
**ZONING:** I-1, Adams County  
**SALE PRICE:** \$775,000 (\$50.90/SF)

## BUILDING FEATURES

- Refrigerated USDA production areas
- Secured/gated yard
- Floor drains with grease traps
- Freezer space at 0° - 18°
- Food processing from 48° - 52°

**FOR MORE  
INFORMATION  
PLEASE CONTACT**

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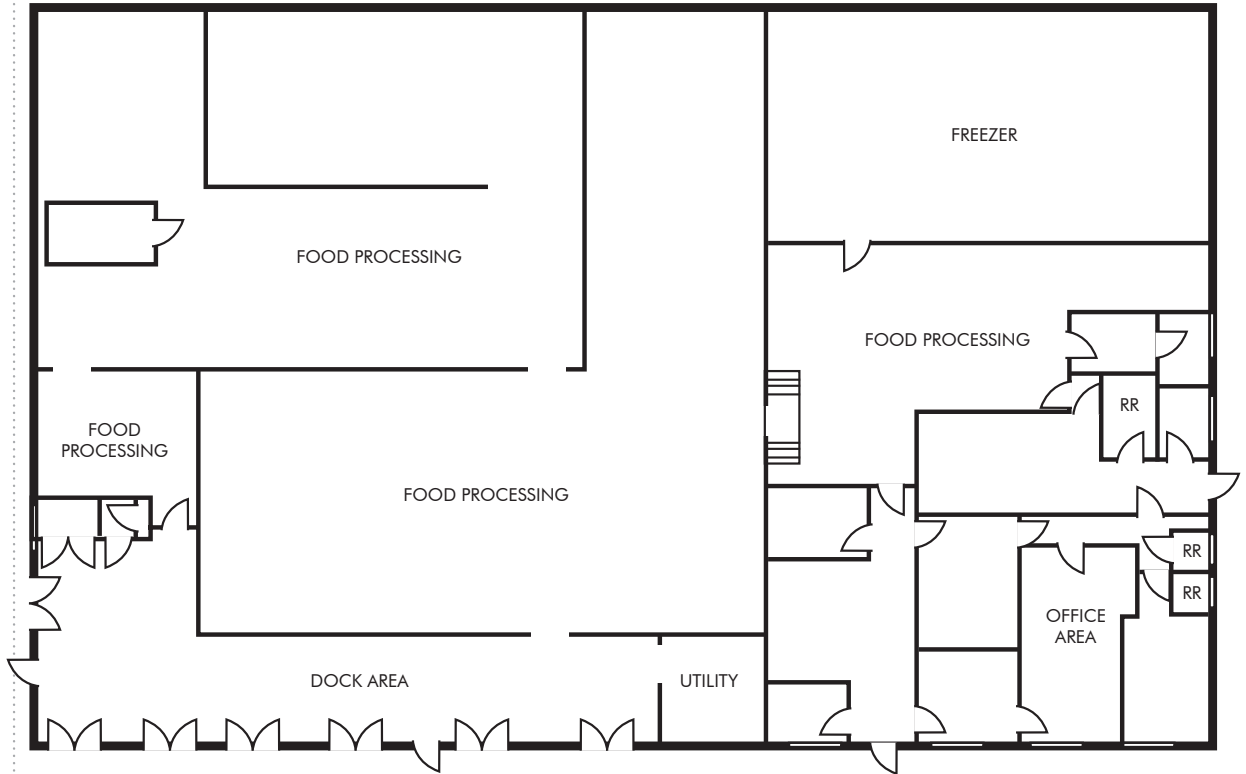
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**CBRE**

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