

# Commercial/Industrial on 13.02 Acres For Sale or Lease

5155 E. 64th Avenue, Commerce City, CO 80022



**GRUBB & ELLIS**  
From Insight to Results

Industrial Services Group



## Features

- Zoning allows for a variety of Commercial and Industrial uses
- Excellent location in Commerce City
- Easy access to I-270, I-76, Hwy 85 and Hwy 2
- Paved, fenced, secure site
- Parking over 10:1,000
- Main building has 100% HVAC as well as a full service kitchen

## Property Information

### FOR SALE

TOTAL IMPROVEMENTS	50,760+/- SF
2ND BUILDING SIZE	2,160+/- SF
3RD BUILDING SIZE	3,600+/- SF
SITE SIZE	13.02 Acres
PARKING	500+
LOADING	Grade Level
YOC	1970
ZONING	I-1, C-1, C-2, C-3
CITY & COUNTY	Commerce City/Adams
SALES PRICE	\$1,750,000

### FOR LEASE

LOADING	Grade Level
LEASE RATE	From \$2.35/SF NNN

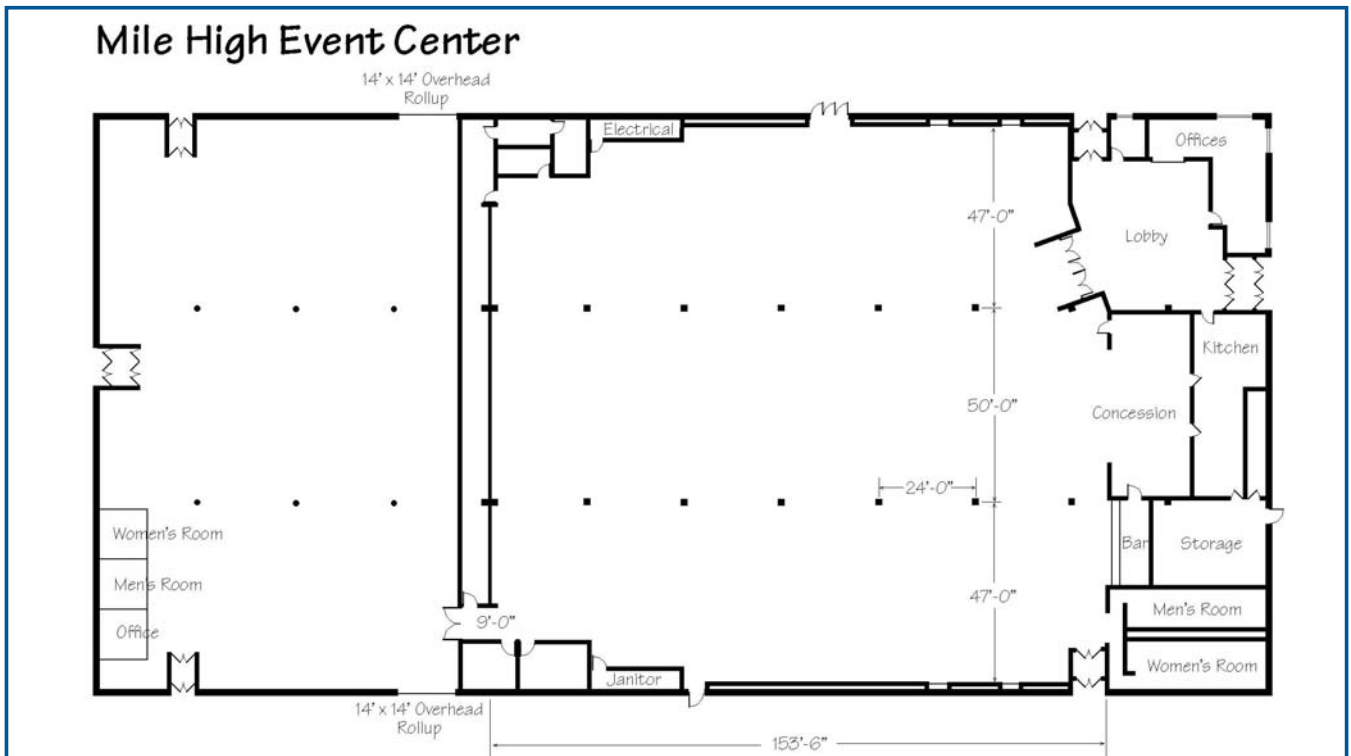
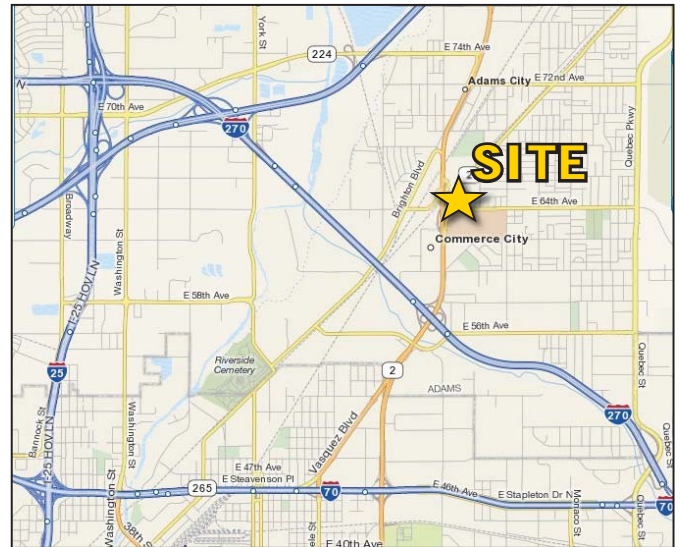
### Grubb & Ellis Company

1401 Wynkoop Street, Suite 300  
Denver, Colorado 80202  
303.572.7700 Main  
303.572.7722 Fax [www.grubb-ellis.com](http://www.grubb-ellis.com)

For additional information,  
please contact:

### Mike Wafer, SIOR

Senior Vice President  
303.572.5564  
[mike.wafer@grubb-ellis.com](mailto:mike.wafer@grubb-ellis.com)



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