

SE Corner of 48th Ave & Olive St
Commerce City, Colorado

M B R C

AVAILABILITY:

7000 E 49th 2,887 SF (\$3,000/month MG)
4860 Olive 4,538 SF (\$7.50/SF NNN)
4870 Olive 7,425 SF (\$7.50/SF NNN)

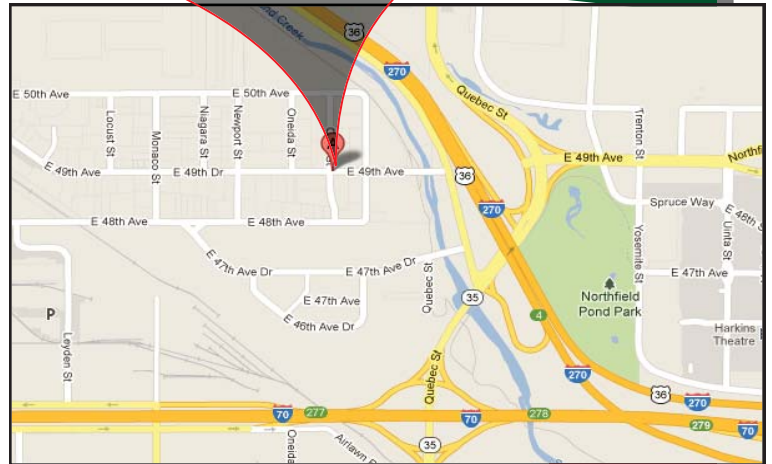
**CAN BE COMBINED
FOR 11,963SF**

*NNN's = \$2.40/SF BASED ON CAM RECONCILIATIONS FOR YEAR ENDING 12/31/17



PROPERTY DESCRIPTION:

WELL BUILT ATTRACTIVE
MASONRY BUILDING WITH
ABUNDANT PARKING/
LOADING. THE PROPERTY
PROVIDES EXCELLENT
ACCESS TO I-70 & I-270.



IMPORTANT FEATURES:

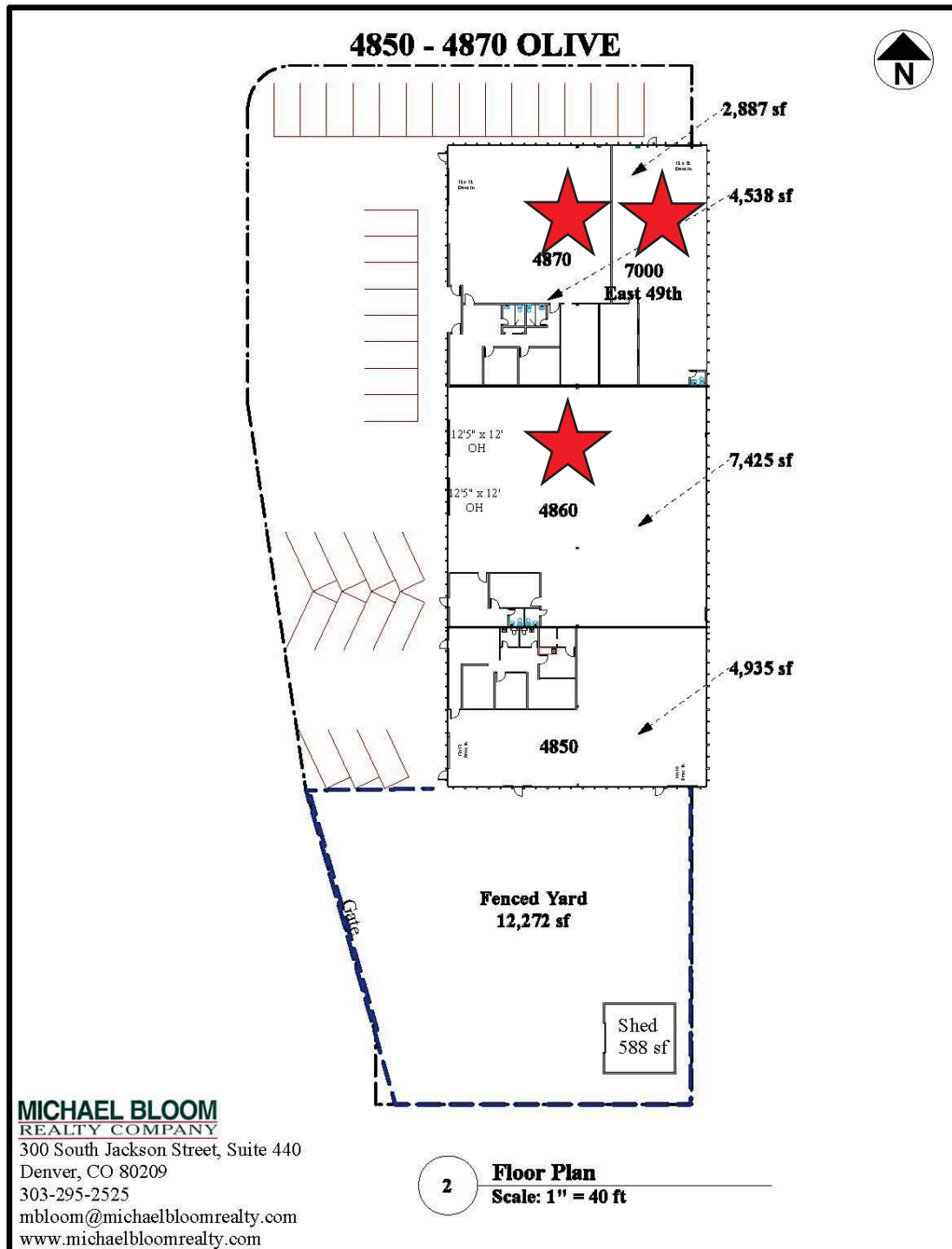
- REMODELED OFFICE SPACE
- OVERSIZE DRIVE IN DOORS
- 110/220 VOLT, 3-PHASE ELECTRICAL
- I-1S INDUSTRIAL ZONING
- 16' CEILING HEIGHT
- 10 x12 DRIVE IN DOORS

MICHAEL BLOOM
REALTY COMPANY

300 S. Jackson St. Suite 440 • Denver, CO 80209
Main (303) 295-2525 • Fax (303) 298-1919

Space Availability:

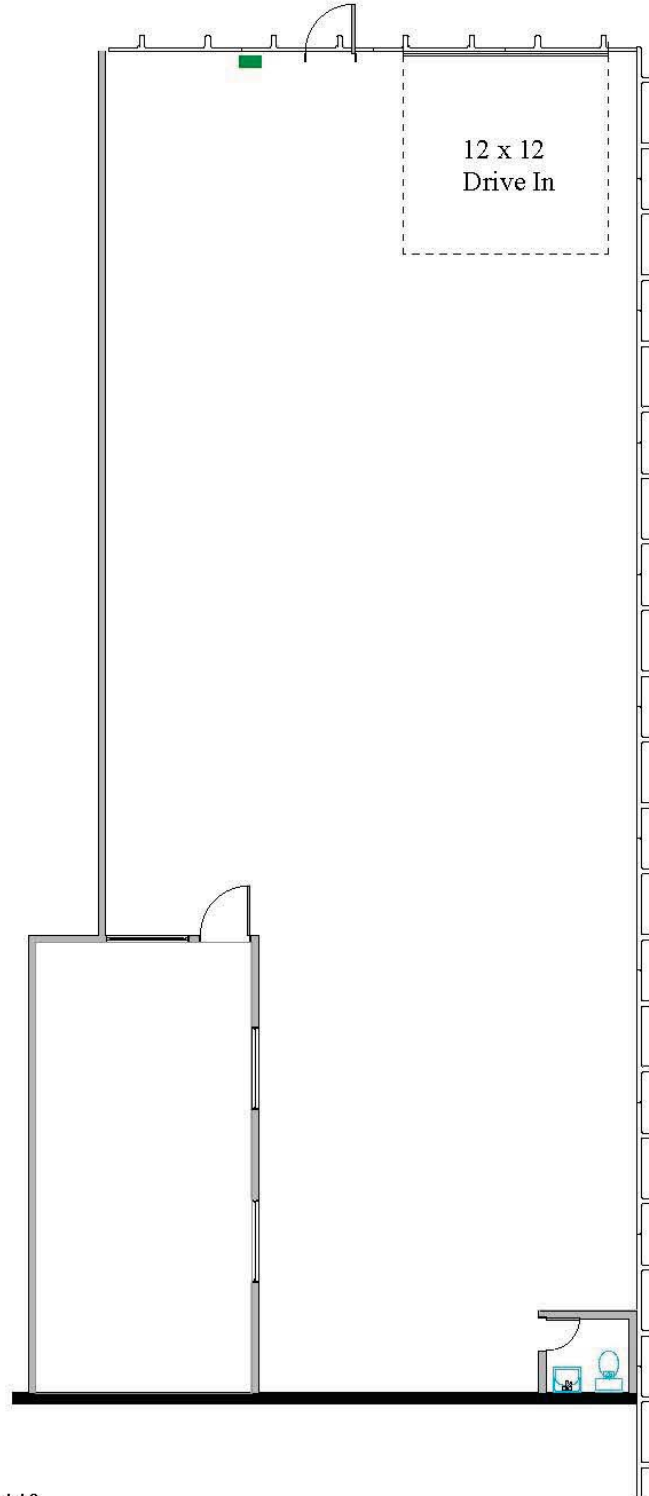
Available	Total SF	Office SQ FT	Loading	Power
7000 E 49th	2,887	400	Drive-In	3 Phase
4860 Olive	7,425	550	Drive-In (2)	3 Phase
4870 Olive	4,538	1,250	Drive-In	3 Phase



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7000 East 49th



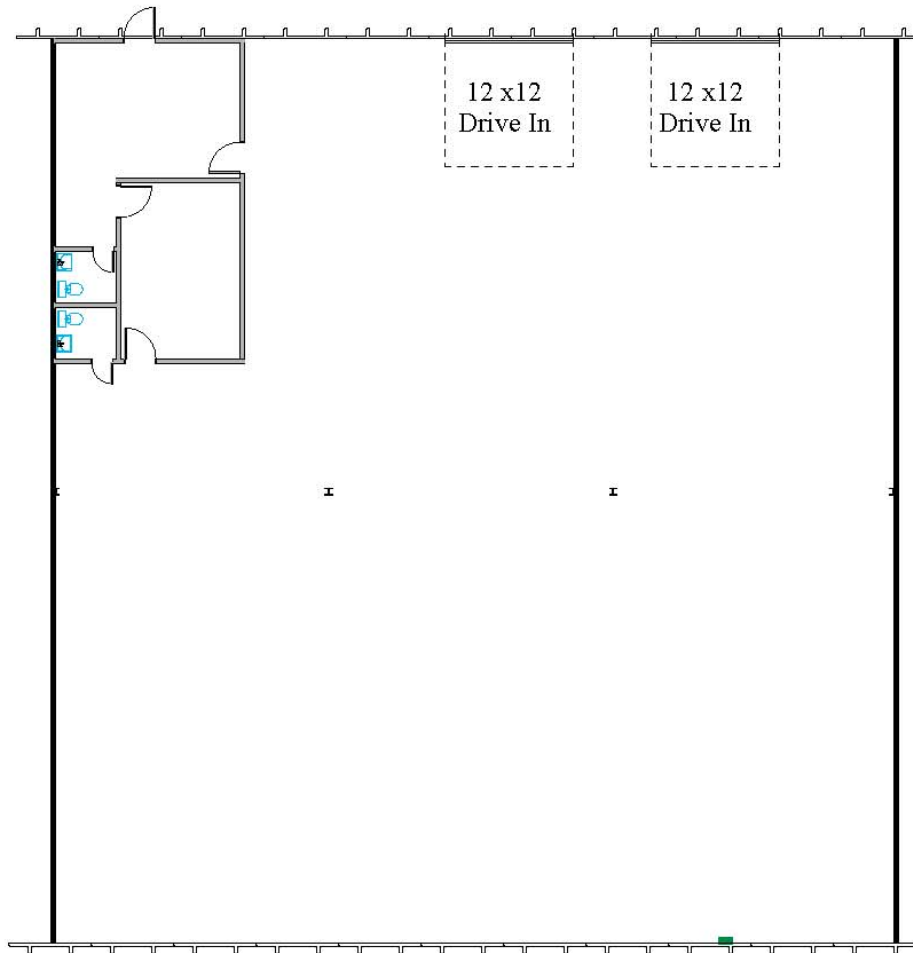
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REALTY COMPANY

300 South Jackson Street, Suite 440
Denver, CO 80209
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Floor Plan - 2,887 SF
Scale: 1" = 10 ft

4860 OLIVE



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Floor Plan
Scale: 1/16" = 1'-0"

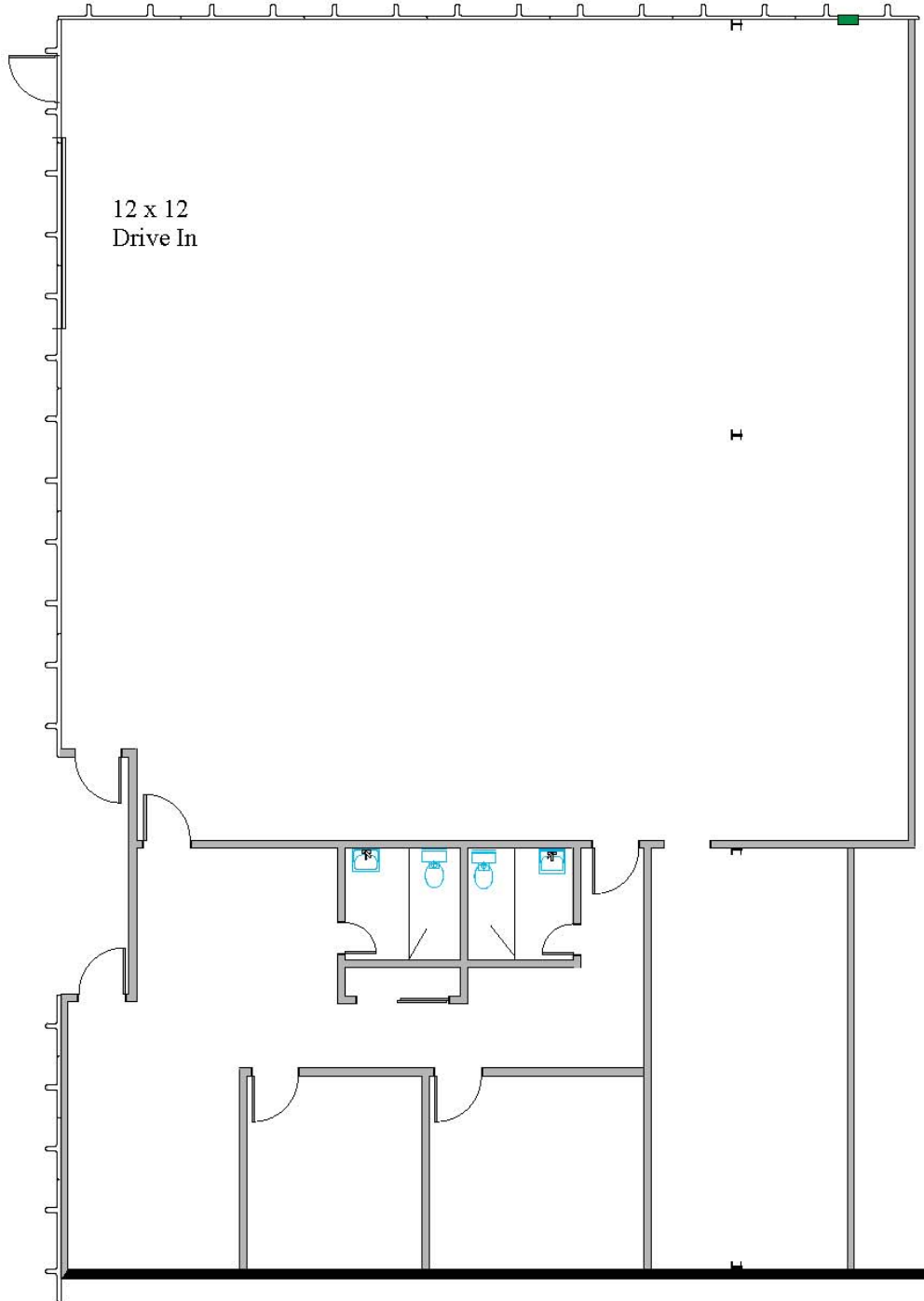
7,425 sf

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Harlan
Industrial Park

4870 OLIVE



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Floor Plan 4,538 sf
Scale: 1" = 10 ft