



OFFICE INDUSTRIAL RETAIL INVESTMENTS

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New 12,500 SF Industrial Building For Sale Or Lease

9621 HANOVER COURT WEST

Commerce City, CO 80640



Currently under construction near E. 96th Avenue and Havana Street, this 12,500 SF pre-engineered steel industrial building has a planned occupancy in August 2017. Sitting on 1.443± acres (62,857± SF), the building will offer 20'± interior clear height ceilings and two 14'x16'± drive-in doors. 1,100± SF of office space is planned with two restrooms and direct entrance to the warehouse area.



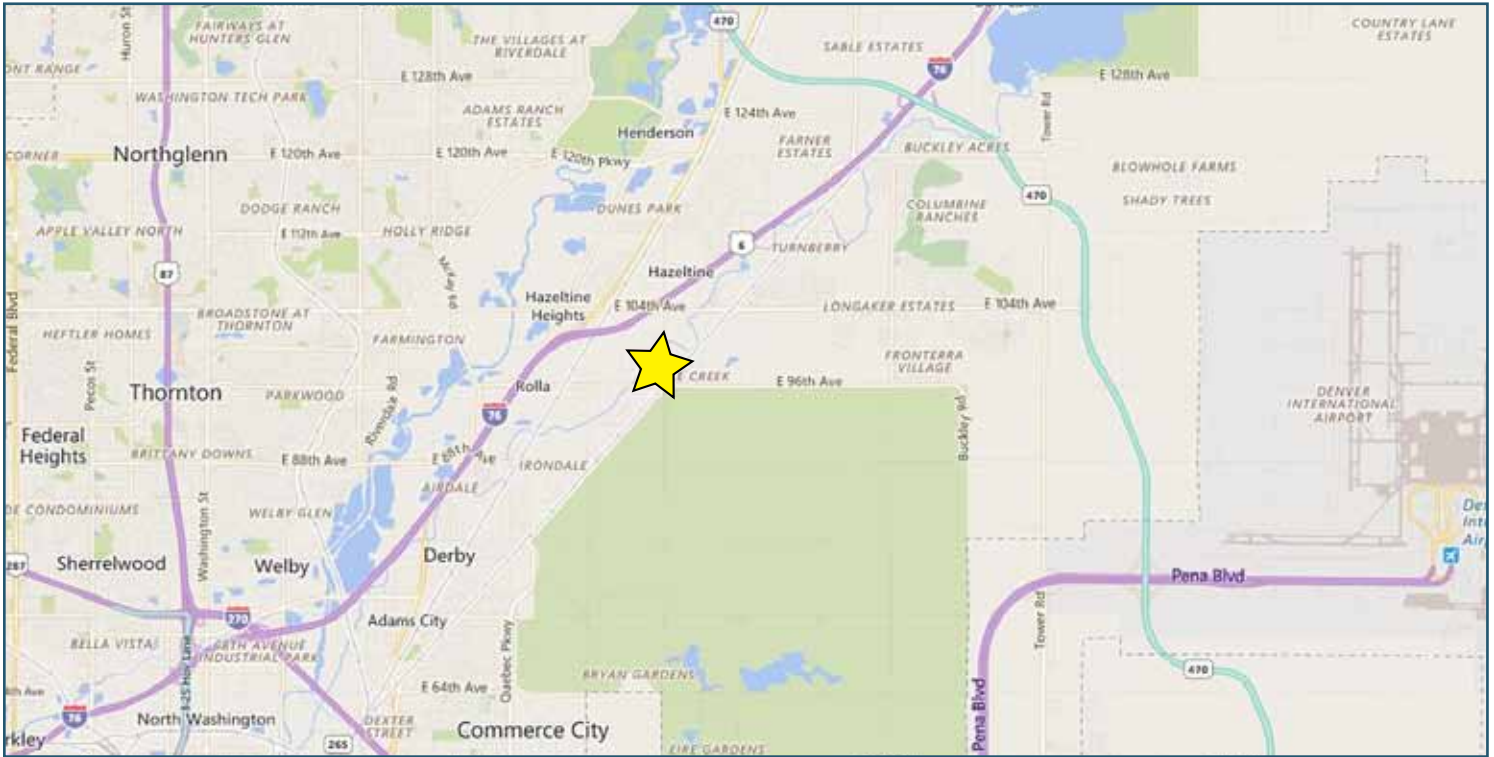
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For Sale at \$2,500,000
For Lease at \$15.00/SF NNN

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OFFERING SUMMARY

Sale Price	\$2,500,000
Lease Rate:	\$15.00/SF NNN
Building Size:	12,500 SF (can be expanded to 15,000 SF)
Lot Size:	1.443 Acres
Occupancy Planned:	August 2017
City:	Commerce City
County:	Adams County Enterprise Zone
Power:	400 amp, 3-phase
Zoning:	I-1 (P.U.D.)
Access:	Easy access from I-76, Hwy 2 and E-470
Cross Streets:	96th and Havana

PROPERTY HIGHLIGHTS

- * 12,500 SF pre-engineered steel building (100'x125')
- * Standing seam insulated 2:12 roof
- * Exterior architecturally finished
- * Located on 1.433 ac (62,857 SF) of I-1 (P.U.D.) zoned land in Commerce City
- * 21,950 SF of exterior storage land with 8' fence, recycled road base surface
- * Balance of site (28,276 SF) *permits traditional exterior uses and parking
- * 20' interior clear height (approx), 2-14'x16' drive-in doors
- * Expandable "rear" wall makes warehouse expansion possible, plus 13 on-site paved parking spaces at main entrance
- * Main entrance to office plus 2 man doors direct entrance to warehouse, 1,100 SF office with modest finish, 2 restrooms, one with office entrance, one with warehouse entrance

* To be verified



