



ON-SITE RAIL SPUR



DIVISIBLE 32.5 ACRES



HIGHWAY PROXIMITY



ENTERPRISE ZONE

MID-RAIL INDUSTRIAL PARK

LAND FOR SALE
OR BUILD-TO-SUIT

8450 SYRACUSE STREET, COMMERCE CITY, CO 80022



TRANSWESTERN®

DIVISIBLE 32.5 ACRES

15.5 ACRES

17 ACRES

E 84TH AVENUE

ON-SITE RAIL SPUR

PROPERTY DETAILS

ZONING

PUD zoning, light/medium industrial uses

SIZE

32.5 acres that can be divided

WATER/SEWER

Adams County

GAS/ELECTRIC

Xcel Energy

RAIL NETWORK



DIRECT RAILWAY ACCESS

The property features direct access to the BNSF railway via an on-site rail spur.

Additionally, there is access to one other railroad and a short line railroad in Commerce City. There are five transload facilities within Commerce City for rail transport of dry and liquid bulks, aggregate, construction materials, heavy equipment, and other commodities.



HIGHWAY PROXIMITY & EXPOSURE



2 MINUTES
INTERSTATE 76



7 MINUTES
INTERSTATE 25

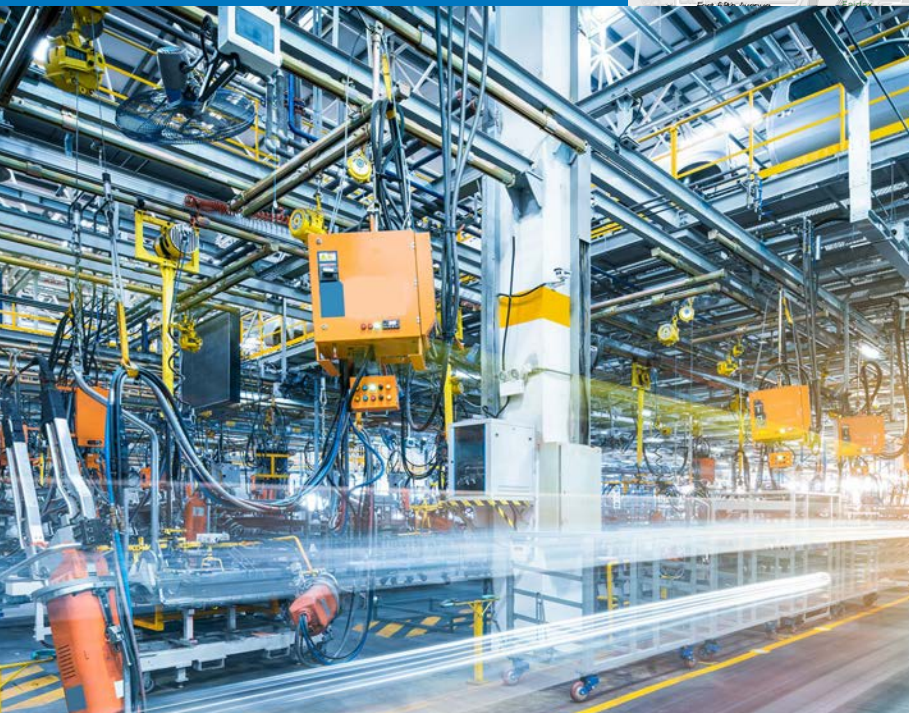
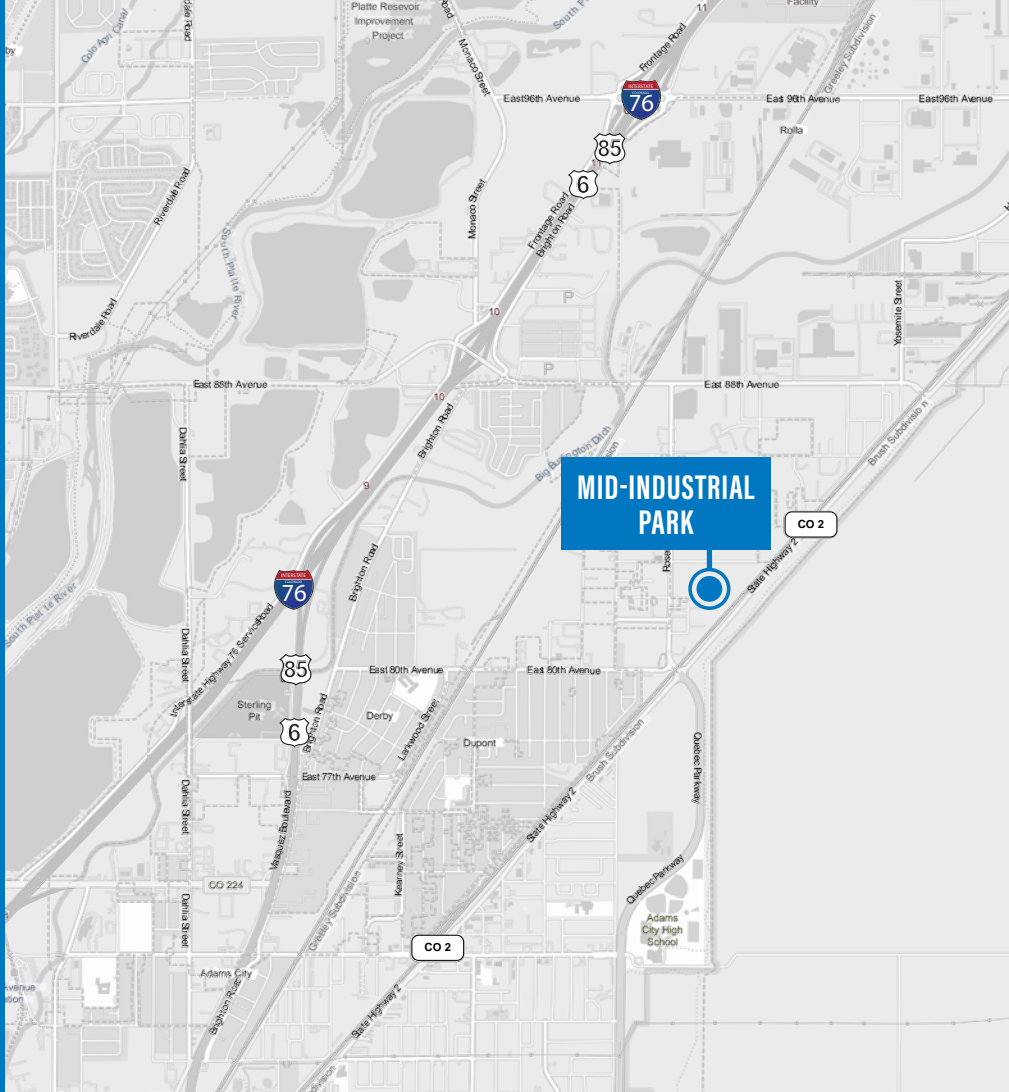


FRONTAGE
CO HIGHWAY 2



24 MINUTES
TO DENVER INTERNATIONAL AIRPORT

Easy access to the property
via 88th Avenue or
Rosemary Street



SALE TAX EXEMPTION
MACHINERY, TOOLS, INGREDIENTS USED IN
MANUFACTURING ARE EXEMPT FROM PAYING
THE 2.9% COLORADO SALES TAX.

ECONOMIC INCENTIVES

ENTERPRISE ZONE

OFFERS STATE INCOME TAX CREDITS

3% EQUIPMENT PURCHASES

1.5% COMMERCIAL VEHICLE PURCHASES

3% OF INCREASED EXPENDITURES FOR R&D

\$1,100 PER NEW FULL-TIME EMPLOYEE

\$1,000 PER NEW FULL-TIME EMPLOYEE
HEALTH INSURANCE

12% QUALIFIED JOB TRAINING

See choosecolorado.com for details.
Source: Commerce City Economic Development



SALE INFORMATION

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