

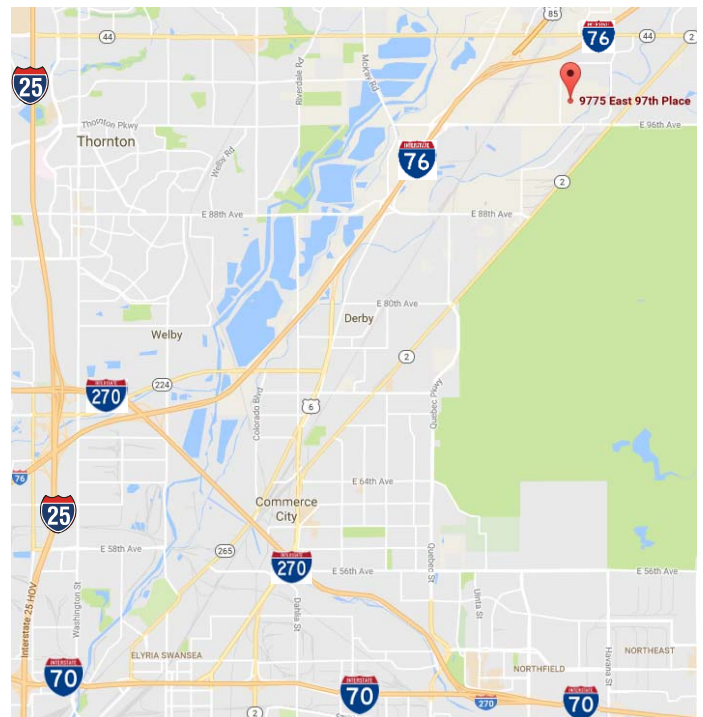
FOR LEASE

**18,587 SF VEHICLE
MAINTENANCE BUILDING ON
6.2 ACRES, ZONED I-3**



9775 East 97th Place, Commerce City, CO

- Available:** 18,587 SF
Office: 4,759 SF
Site: 6.2 AC (paved, fenced & lit)
Loading: 8 drive-in doors 10' x 14'
4 drive-through bays
(including wash bay)
Clear Height: 21' clear
Zoning: I-3
Taxes: \$31,902.18 (2016)
Power: 277/480 volt power
(to be verified)
Lease Rate: **\$17.50 NNN**



LOCAL EXPERTS. INDUSTRIAL STRENGTH.



RINGSBY REALTY CORPORATION
1336 Glenarm Place | Suite 200 | Denver, CO 80204
www.ringsbyrealty.com

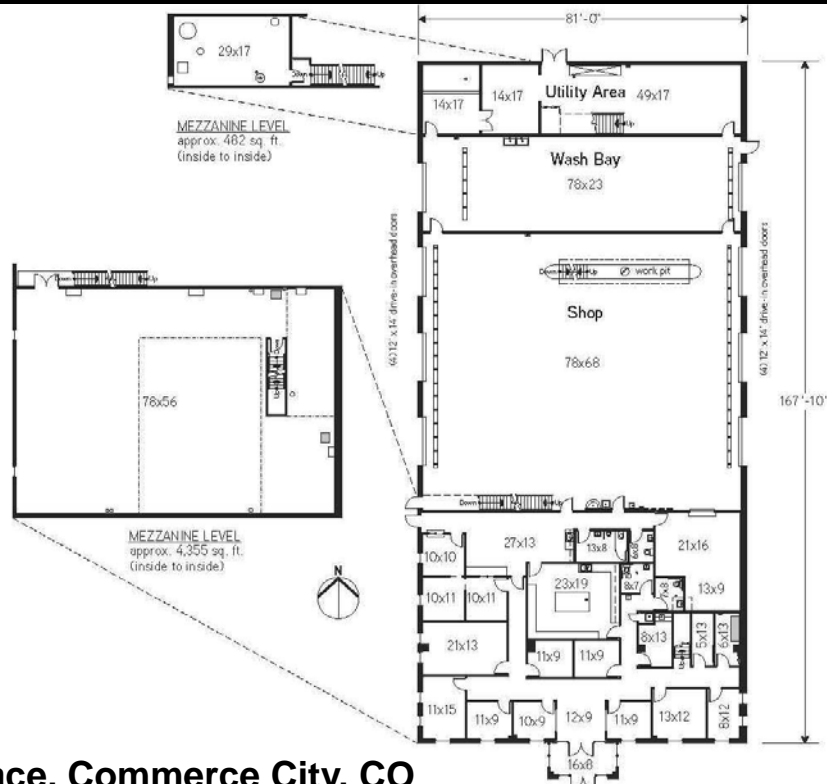
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No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

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18,587 SF VEHICLE
MAINTENANCE BUILDING ON
6.2 ACRES, ZONED I-3



9775 East 97th Place, Commerce City, CO



- 8 Drive-in Doors
- 4 Drive-Through Bays
- Sprinklered
- Three Ton Crane
- Radiant Heat
- Interior Wash Bay
- Service Pit w/ Grease Trap Interceptor
- Fully Paved and Fenced Site
- 12,000 Gallon Above Ground Fuel Tank
- Excellent I-76 & E. 96th Ave. Access



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