



**LOCAL EXPERTS.
INDUSTRIAL STRENGTH.**

FOR SALE OR LEASE

**NEC E 64th Ave. & I-270
Commerce City, CO 80022**



10.595 ACRES

Sale Price: \$1,425,000

Lease Rate: \$1,500/AC/MO

PROPERTY FEATURES:

- EXCELLENT VISIBILITY TO I-270
- HEART OF COMMERCE CITY
- GOOD ACCESS TO I-76
- GREAT POTENTIAL
- OWNERS WOULD CONSIDER A LEASE AT \$1500/AC/MO FOR AN AGRICULTURAL USE



DRIVE TIMES:



**Downtown Denver
16 minutes**



**DIA
26 minutes**

Lot Size: 10.595 Acres (461,518 SF)

Zoning: Agricultural District

Water and Sewer:

- South Adams Water
and Sanitation District
- New 8" water line in
E. 64th Ave.

Taxes: \$1,638.30

Sale Price: \$1,425,000

Lease Rate: \$1,500/AC/MO (agricultural use)

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