



LOCAL EXPERTS.
INDUSTRIAL STRENGTH.

FOR SALE

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



10.97 ACRES

Sale Price: \$795,000

PROPERTY FEATURES:

- EXCELLENT VISIBILITY TO I-270
- HEART OF COMMERCE CITY
- GOOD ACCESS TO I-76
- GREAT POTENTIAL



Lot Size: 10.97 Acres (477,753 SF)

Zoning: Agricultural District

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

Taxes: \$1,437.54

Sale Price: \$795,000

DRIVE TIMES:

 **Downtown Denver**
16 minutes

 **DIA**
26 minutes

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