

### LOCAL EXPERTS. INDUSTRIAL STRENGTH.

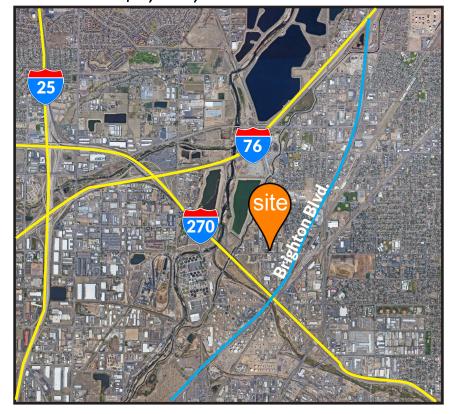
## I-3 ZONED LAND 4.94 AC FOR SALE

3803 E 64th Ave. Commerce City, CO 80022



## I-3 ZONED LAND W/ SHOP 4.94 AC

Sale Price: \$6,000,000



#### **PROPERTY FEATURES:**

Office Size: 3,000 SF

**Shop Size:** 2,400 SF

Trailer Office Size: 800 SF

Site Size: 4.94 AC

Ceiling Height: 14'-19'

**Zoning:** 1-3

**Taxes (2022):** \$11,546.62

**Sale Price:** \$6,000,000

- Great access to I-270, I-76, I-25 & I-70
- Rare I-3 zoned land for sale
- Long-term cell tower lease \$2,300/mo
- Fenced secured site

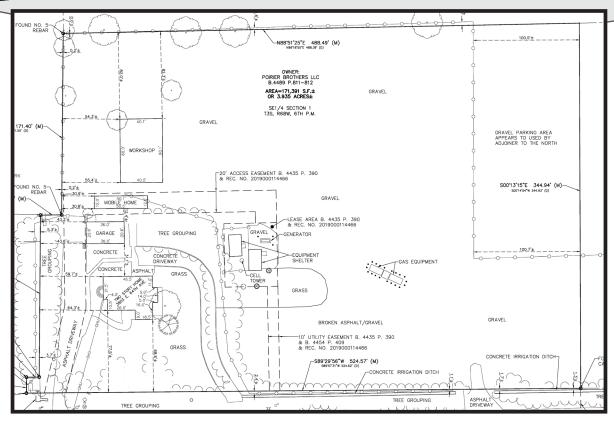
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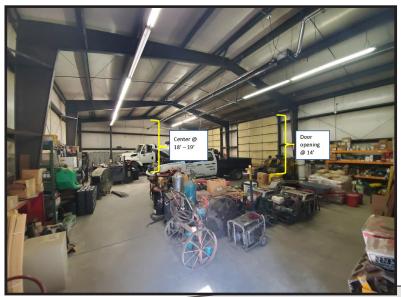


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