



**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: I-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

