



**LOCAL EXPERTS.  
INDUSTRIAL STRENGTH.**

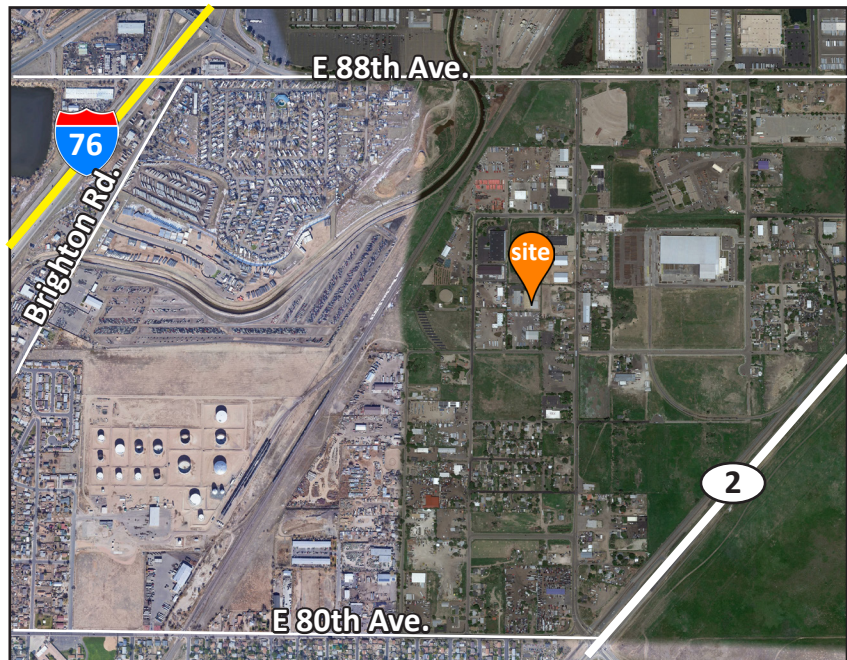
**FOR SALE**

**8495 Roslyn St.  
Commerce City, CO 80022**



## PROPERTY FEATURES:

<b>Building SF:</b>	15,100
<b>Site Size:</b>	0.77 AC
<b>Power:</b>	1200 amps
<b>Zoning:</b>	I-2
<b>Loading:</b>	1 dock 3 drive-in doors (10'x10', 14'x10' & 22'x10')
<b>Sprinklered:</b>	Yes
<b>Sale Price:</b>	\$3,000,000



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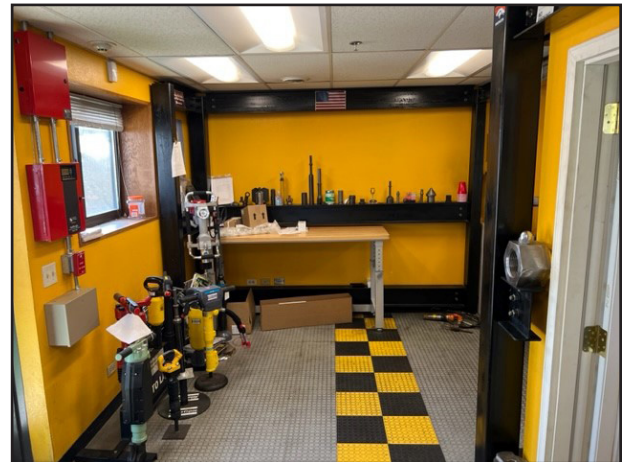
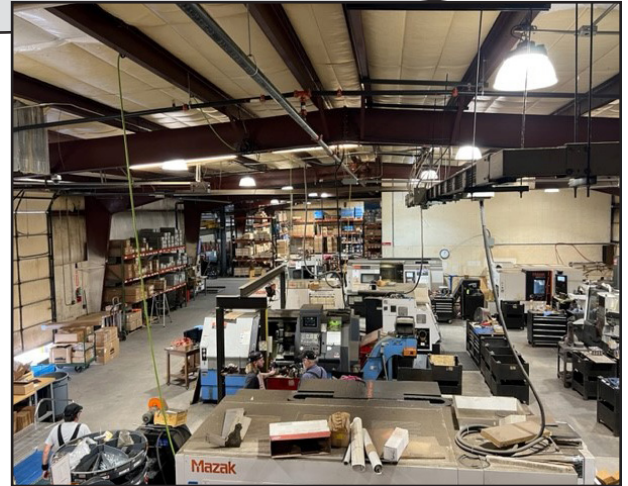
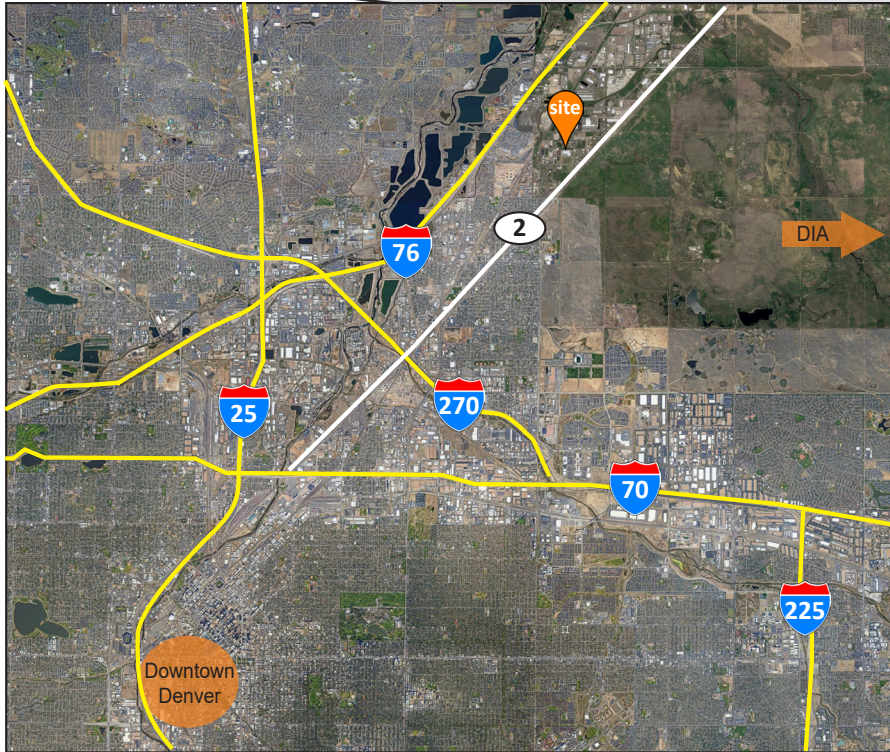





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## Drive Times

 **I-76**  
5 Minutes

 **DIA**  
25 Minutes

 **HWY 2**  
5 Minutes

 **Downtown Denver**  
20 Minutes

- Great access to Hwy 2, I-76 and Brighton Rd.
- Swamp coolers
- Radiant heat
- 3 ton crane



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