

10150 Highway 2

Commerce City, CO 80022

Divisible to 2 Acres!



Building renovation and site improvements complete!
I-3 zoning allows for container stacking, lumber yards, auto salvage, and more!

I-3 Zoned Office + Shop on 5+ Acres For Lease

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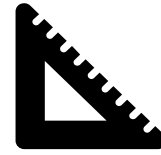


Property Information

10150 Highway 2 | Commerce City, CO 80022



6,700 SF
Building SF



5.12 acres
Site Size



**3 Oversized
Drive-In Doors**
Loading



1,700 SF
Office SF



**I-3, Unincorporated
Adams County**
Zoning

Lease Rate: Contact Brokers



Property Highlights

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- Rare, I-3 heavy industrial zoning allowing a wide range of uses
- Functional shop buildings with existing office space
- Building renovation and site improvements complete!
- Entirely usable 5+ acre site zoned for outdoor storage
- Ease of access directly off Highway 2
- Sales tax and operating costs incentives within Unincorporated Adams County
- 20 minutes from Downtown Denver and Denver International Airport
- Nearby access to I-76, Hwy 85, and E-470

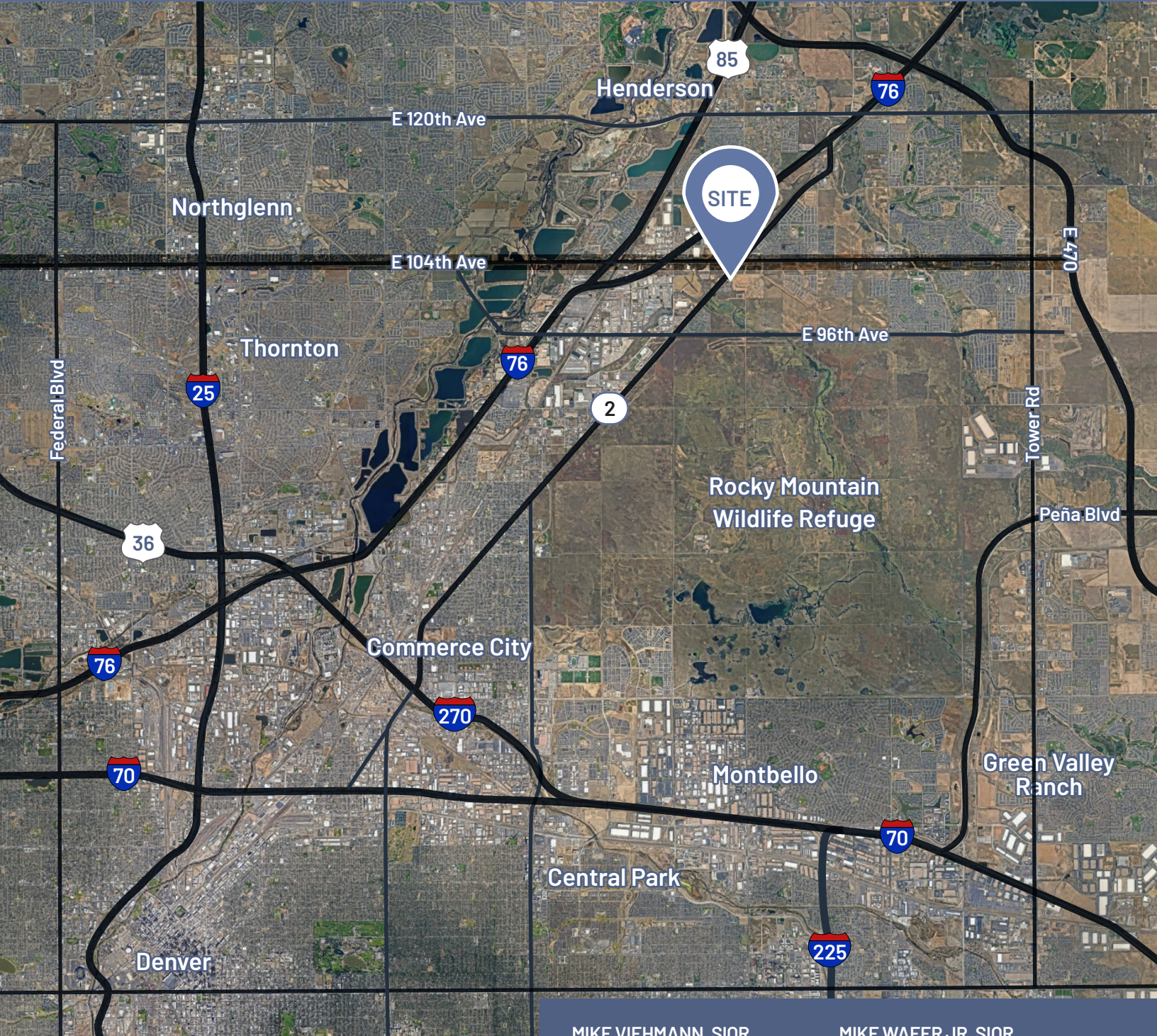


Intensive I-3 zoning that allows for concrete, asphalt, salvage, lumber, petroleum facilities and more



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