

6300 CLERMONT STREET, COMMERCE CITY, CO 80022



## Heavy Manufacturing Facility w/Rail & Yard

6300 CLERMONT STREET  
COMMERCE CITY, CO 80022

### Total Building Size:

64,944 SF

### Site Size:

4.39 Acres

### Rail Spur:

BNSF

### Lease Rate:

\$11.75/SF NNN

### OpEx:

\$3.08/SF

### Industrial for Lease

### Property Highlights

- Rare heavy manufacturing facility featuring both rail and yard space
- Central location with excellent access to most major interstate systems
- Intensive, I-3 Commerce City zoning allowing for wide range of heavy industrial uses
- 1.65 acres of yard space and zoned for outdoor storage
- High quality office building
- Existing heavy power and cranes, and abundant oversized drive-in loading doors

For information, please contact:

**Mike Viehmann, SIOR**  
Managing Director  
t 303-260-4340  
mike.viehmann@nmrk.com

**Michael Wafer Jr, SIOR**  
Managing Director  
t 303-260-4407  
mike.waferjr@nmrk.com

**Mike Wafer, SIOR**  
Executive Managing Director  
t 303-260-4242  
mike.wafer@nmrk.com

**Reagan Todd**  
Associate  
t 303-808-5460  
reagan.todd@nmrk.com

**NEWMARK**

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

**NEWMARK**

Owned and managed by:

**FLYWHEEL CAPITAL**

1800 Larimer Street, Suite 1700  
Denver, CO 80202

[nmrk.com](http://nmrk.com)

6300 CLERMONT STREET, COMMERCE CITY, CO 80022

### Property Details

<b>Total Building Size:</b>	64,944 SF
<b>2-Story Office Bldg:</b>	5,310 SF
<b>Manufacturing Bldg:</b>	59,634 SF
<b>Site Size:</b>	4.39 Acres
<b>Loading:</b>	2 Dock High Doors 6 Oversized Drive-In Doors (18' x 20')
<b>Rail Spur:</b>	BNSF
<b>Cranes:</b>	Six (6) 10-Ton Cranes
<b>Power (Warehouse Bldg):</b>	2,000 Amp, 480 V, 3 Ph (to be verified)
<b>Clear Height:</b>	20' - 24'
<b>Yard Space:</b>	1.65 Acres
<b>Zoning:</b>	I-3, Commerce City



## I-3 Zoning, Commerce City

Zoned I-3 zoning within Commerce City, the property allows for a wide range of industrial uses including:

- Outdoor Storage
- Container and equipment stacking
- Chemical manufacturing or storage
- Metal manufacturing and fabrication
- Concrete batch plants
- And more!

