

# 5245 E 69th Ave.

Commerce City, CO 80022

## SERVICE SHOP WITH YARD FOR SALE OR LEASE

18,400 SF | 1.98 AC

Fenced Outdoor Storage



Nine (9) 12' x 16' Drive-In Doors



Easy Access to I-76



**Kristjan Danis**  
Senior Broker  
+1 303 283 1379  
kristjan.danis@colliers.com

**Matthew Marcus**  
Senior Broker  
+1 720 833 4639  
matthew.marcus@colliers.com

**Alexandra Novo**  
Transaction Manager  
+1 305 215 2657  
alexandra.novo@colliers.com



**18,400 SF**  
1.98 AC

SALE PRICE: **\$4.95M**

LEASE RATE: **\$14.00/SF + NNN**

- *Nine (9) bays. The entire warehouse is now wide open, but could be brought back to nine (9), 1800 SF separately metered units for gas and electric*
- *2 acres zoned I-2. Many heavy uses allowed. Perfect for all truck maintenance, auto repair and service companies.*
  - *Floor drains going to a 1,500 gallon sand-oil separator*
  - *240V 1000 amp power (TBV)*
  - *Roof was coated in 2017*
  - *9 shop heaters*

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## PROPERTY DETAILS



RBA:  
18,400 SF



Clear Height:  
17'



Land:  
1.98 AC



HVAC:  
Office has baseboard heat  
and window-mounted AC  
units.



Year Built:  
1987



Outside Storage:  
Fenced & Stabilized Yard



Zoning:  
I-2, Commerce City



Water:  
Public



Drive-Ins:  
9 - 12'w x 16'h



Sewer:  
Public



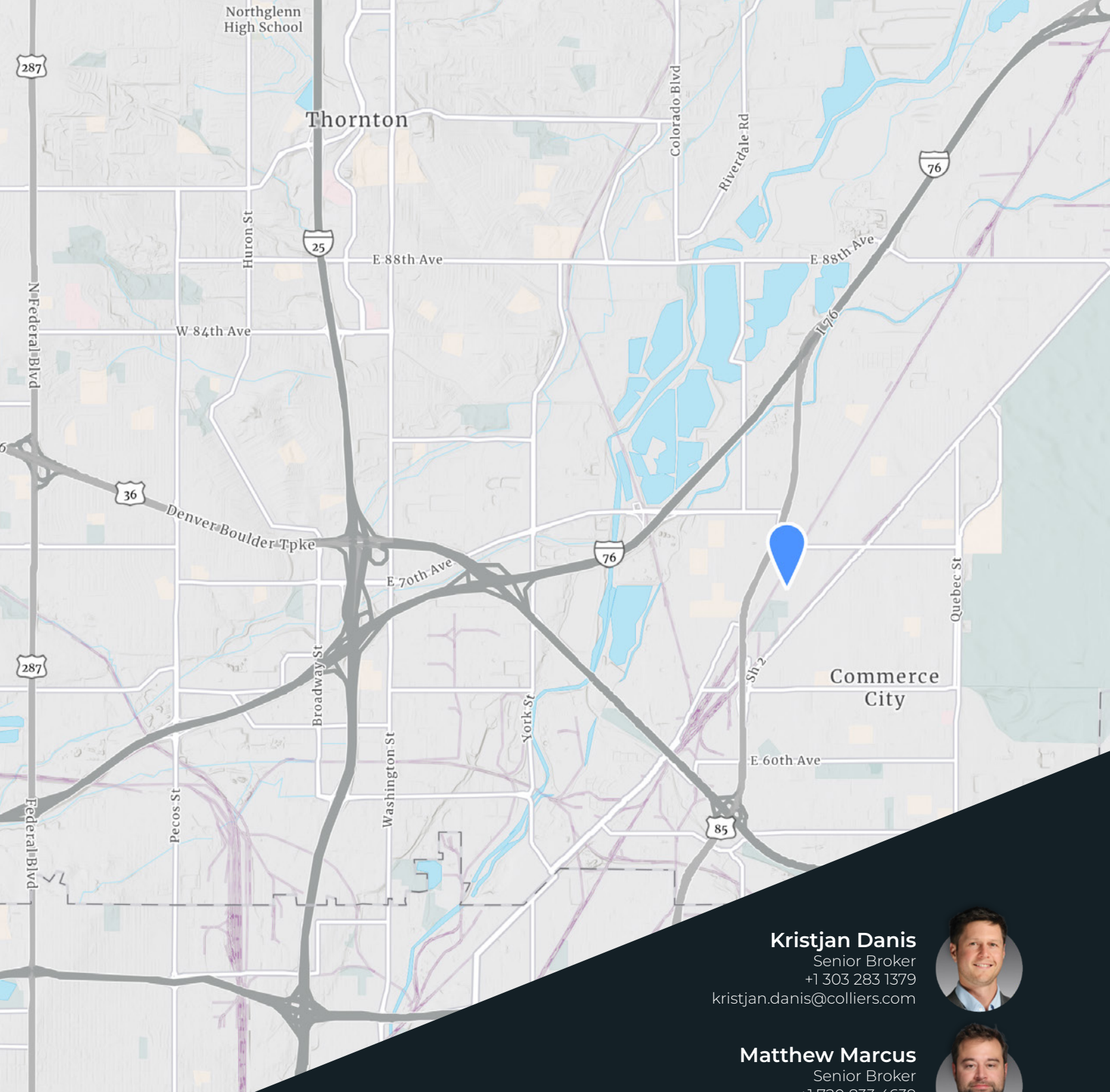
Power:  
Xcel Energy



NNN:  
\$5.12/SF

Drive-In  
Loading

E. 69TH AVE.



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4643 S. Ulster Street, Ste. 1000 +1 303 745 5800  
Denver, CO 80237 colliers.com/denver

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