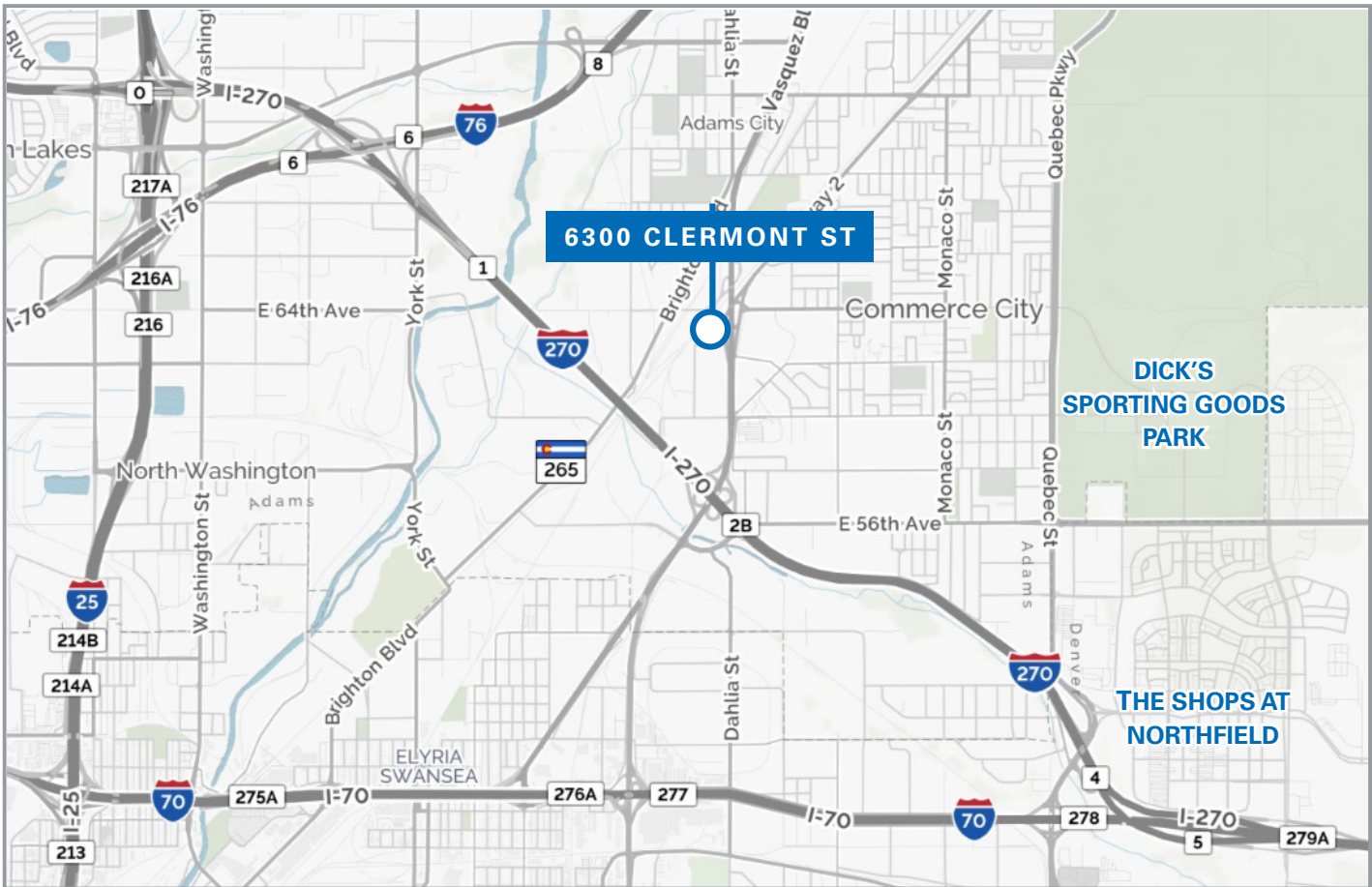


6300 CLERMONT STREET, COMMERCE CITY, CO 80022



NEWMARK

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REDUCED LEASE RATE & SALES PRICE

PROPERTY RENOVATION COMPLETE WITH NEW HEAVY POWER



NEW LEASING INCENTIVE!
25% OFF BASE RENT FOR FIRST 2 YEARS

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

Year 1 Lease Rate:

~~\$11.75/SF~~ \$8.25/SF NNN

Sales Price:

\$9,600,000

Industrial for Lease or Sale

Property Highlights

- Property renovation complete with nearly \$1,500,000 in property improvements
- 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
- Brand new electrical upgrade featuring 2,000 amps of 480v

For information, please contact:

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NEWMARK

Owned and managed by:

FLYWHEEL CAPITAL

1800 Larimer Street, Suite 1700
Denver, CO 80202

nrmk.com

6300 CLERMONT STREET, COMMERCE CITY, CO 80022

Property Details

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



Property Renovation Complete!

Recent Property Improvements Include:

- New 2,000A switchgear
- New 277/480V, 1,000 Amp panelboard
- New 120/280V, 400 Amp, 2-section, 84 circuit panel for low voltage distribution
- Full remodel to 2-story office building
- Office & restroom remodel in shop building
- Perimeter fencing repairs
- New landscaping
- Window repairs and replacements
- New RTU
- Overhead door repairs
- Crane repairs

