



**FOR SALE AND LEASE**  
**\$2,555,000 | \$9.95 SF/YR (NNN)**

2-UNIT INDUSTRIAL WAREHOUSE WITH YARD  
**6863-6865 EAST 48TH AVENUE**

Commerce City, CO 80216



AVAILABLE SF

7,300 SF



BUILDING SF

14,600 SF



LOT SIZE

0.7 ACRES

**PROPERTY HIGHLIGHTS**

- 2 Unit, 14,600 SF building
- Zoned I-2, offering flexibility for a wide range of applications and operations
- 3-Phase, 220 Volt (TBV) power
- Currently at 50% occupancy, indicating strong leasing potential and immediate income generation



TAXES

\$69,130



YEAR BUILT

1979



ZONING

I-2

**PROPERTY DESCRIPTION**

A prime opportunity for industrial, warehouse, and distribution investors and owner-users, this property boasts a 14,600 SF building housing 2 high-potential units. Constructed in 1979 and zoned I-2, the property is ideally located in the industrial Commerce City area with strong leasing potential. This property embodies a compelling opportunity for industrial investors or owner-users seeking a well-positioned asset with established occupancy.

All information contained herein has been obtained from sources we believe to be reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein. We encourage verification of all information prior to making financial decisions.



## ADDITIONAL PHOTOS



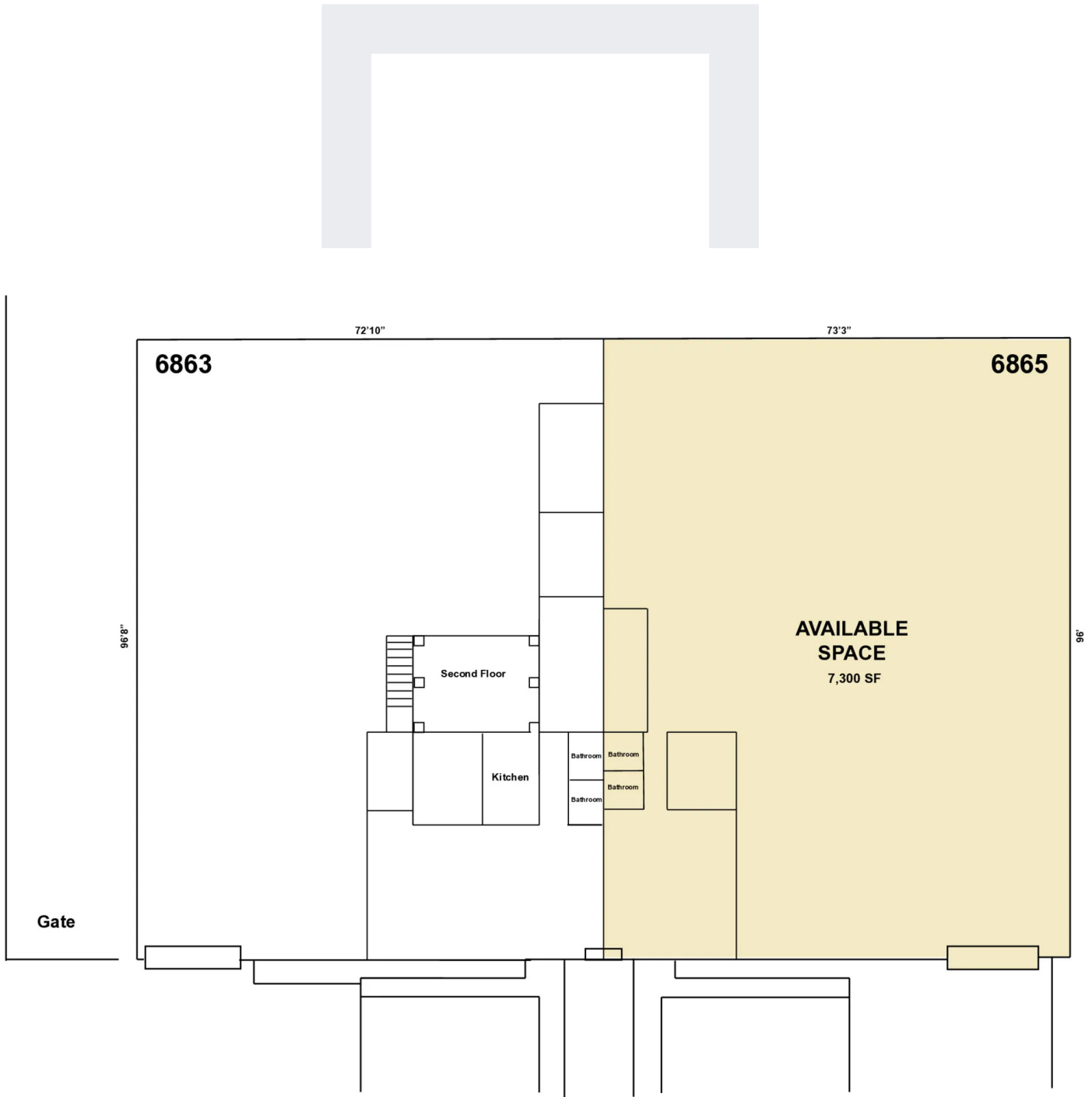
**NICK JURGENS**

720.257.5183

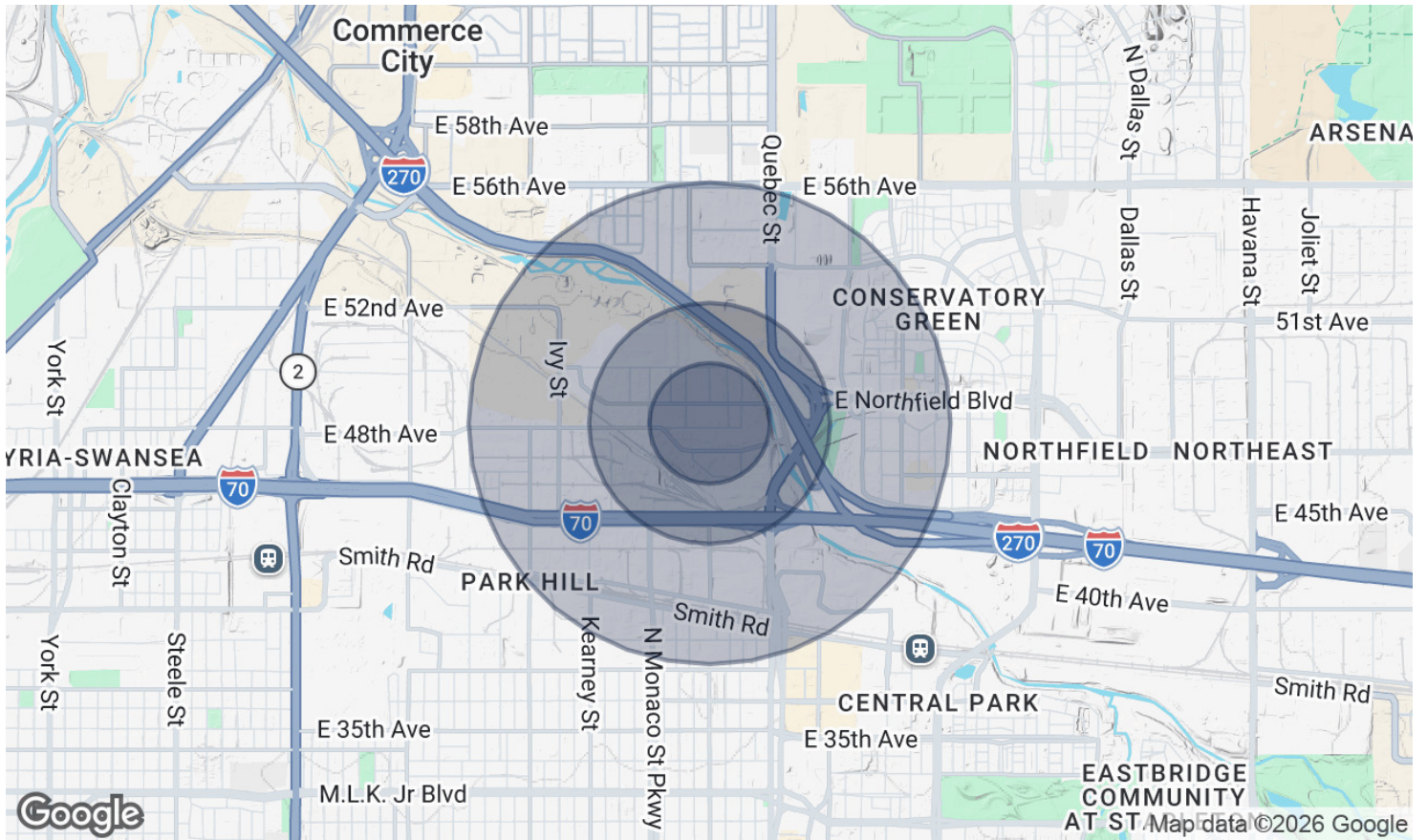
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# FLOOR PLANS



# DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	118	704	4,108
Average Age	37.5	37.4	36.3
Average Age (Male)	43.5	40.8	37.6
Average Age (Female)	25.9	31.4	33.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	29	233	1,469
# of Persons per HH	4.1	3.0	2.8
Average HH Income	\$80,837	\$132,145	\$155,472
Average House Value	\$529,293	\$674,322	\$702,124

2023 American Community Survey (ACS)

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