

7361–7371 Ivy Street Combined:

9,800 SF (2 buildings combined) on a 1.84 fenced and paved yard: \$14.95/SF NNN



7361 Ivy Street
Commerce City, CO 80022

> 5,800 SF Freestanding
Shop with Fenced and
Paved Yard

Lease Opportunities

Colliers

7371 Ivy Street
Commerce City, CO 80022

> 4,000 SF Freestanding
Building with Fenced and Paved
Yard and Drive-Through Bays



Accelerating success.

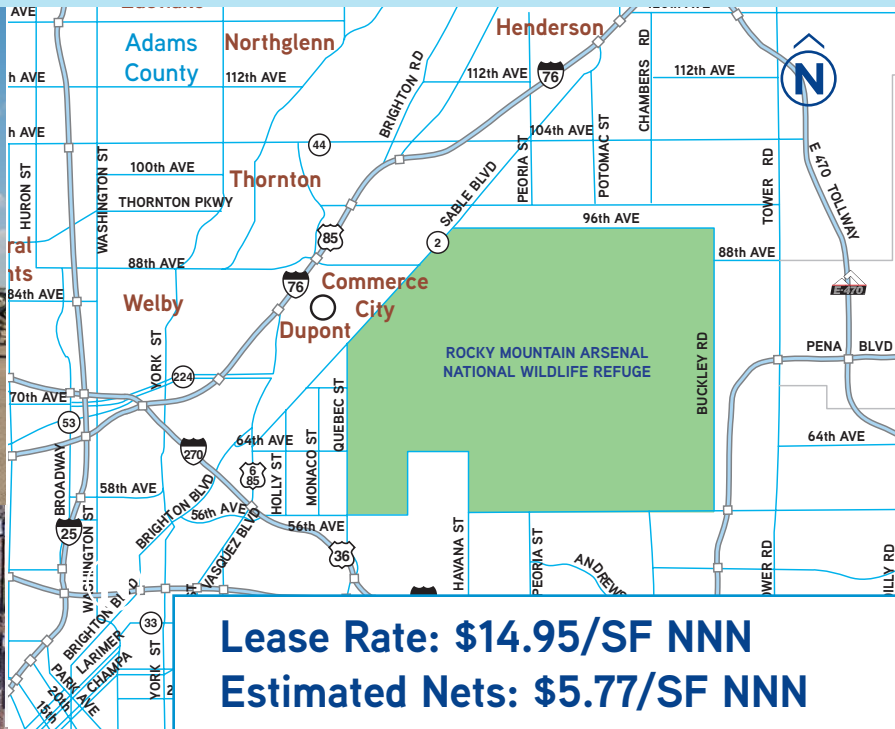
7361 Ivy Street

Commerce City, CO 80022

> 5,800 SF Freestanding Shop with Fenced and Paved Yard



1.04 Acres



Lease Rate: \$14.95/SF NNN
Estimated Nets: \$5.77/SF NNN

Building Information

Building Size: 5,800 SF
Office Size: 900 SF (All AC)
Loading: Five (5) Drive-In Doors (three 14' and two 16')
Clear Height: 18'-20'
Zoning: I-2 Commerce city (Heavy Industrial)
Floors: 6" Reinforced 4,000 PSI concrete
Tile in Office
Yard: One (1) Acre

Highlights

Two (2) Handicap Restrooms in Office
One (1) Restroom in Shop
Sand Trap Separator
Radiant Heat
Alarm System

Sprinklers and Floor Drains
16' and 14' Doors
Fenced and Paved Yard of One Acre
1,000 SF Mezzanine (not included in SF)
Yard Lights

7371 Ivy Street

Commerce City, CO 80022

> 4,000 SF Freestanding Building with Fenced and Paved Yard and Drive-Through Bays

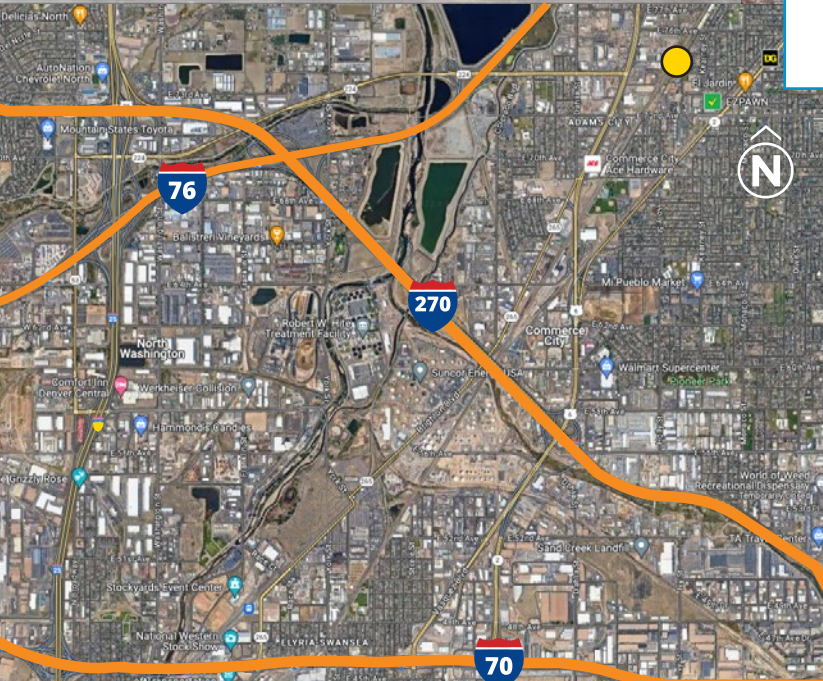
0.8 Acres



Lease Rate: \$14.95/SF NNN
Estimated Nets: \$5.77/SF NNN

Building Information

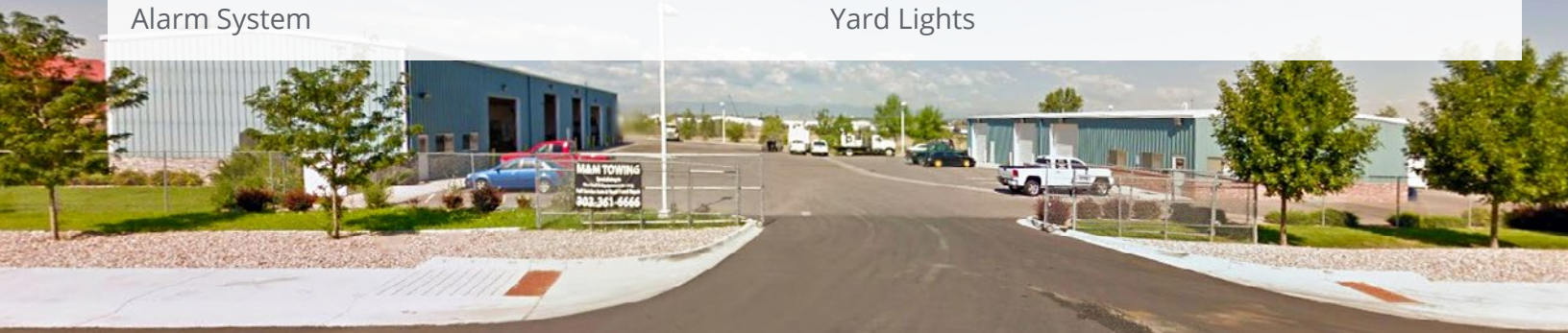
Building Size:	4,000 SF
Office Size:	960 SF
Yard:	Approximately ½ Acre fenced and paved
Loading:	Five (5) Drive-Ins: Two (2) Drive-through Bays One (1) Half Bay
Heat:	Radiant Heat
Floor Drain:	Yes, with Trap
Fire Sprinkler:	Yes
Zoning:	I-2 Commerce City (Heavy Industrial)

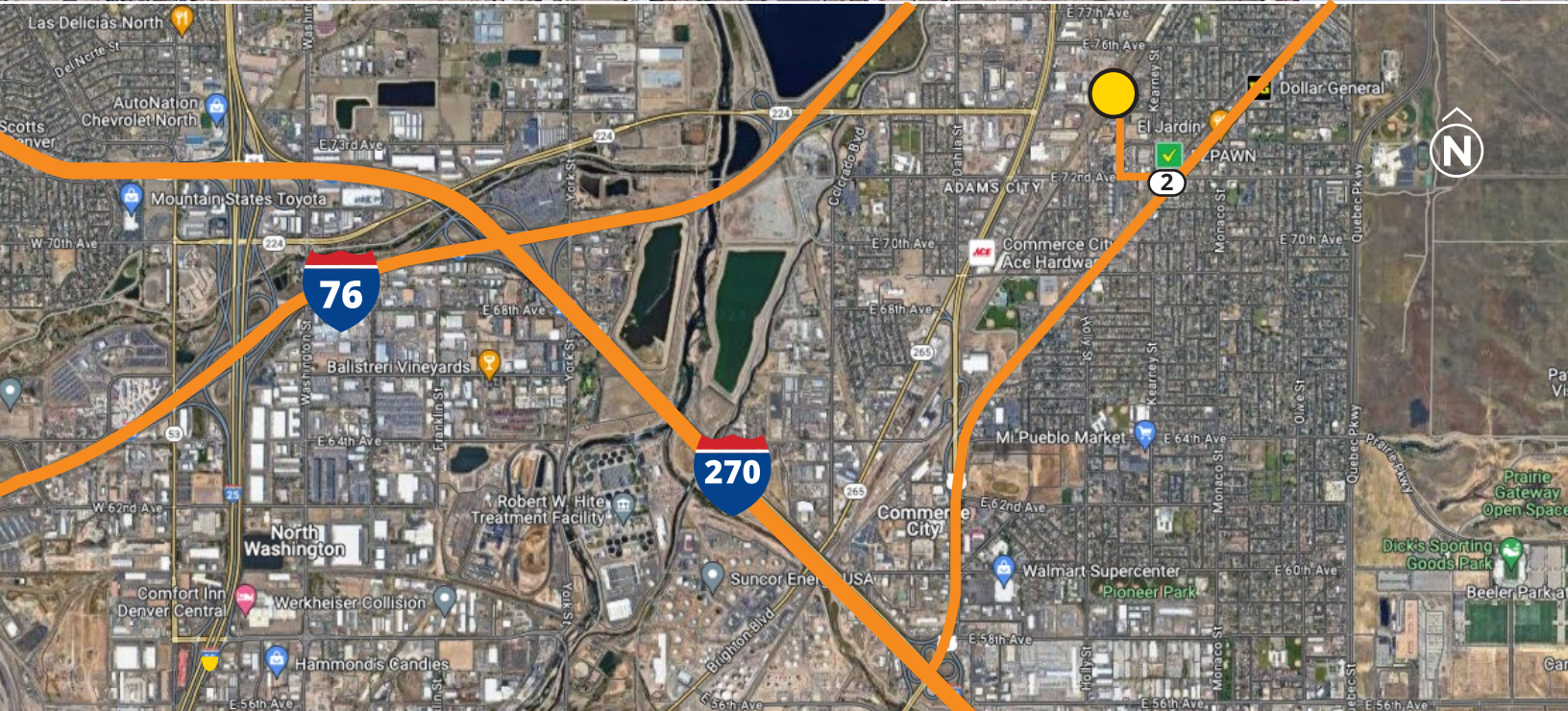
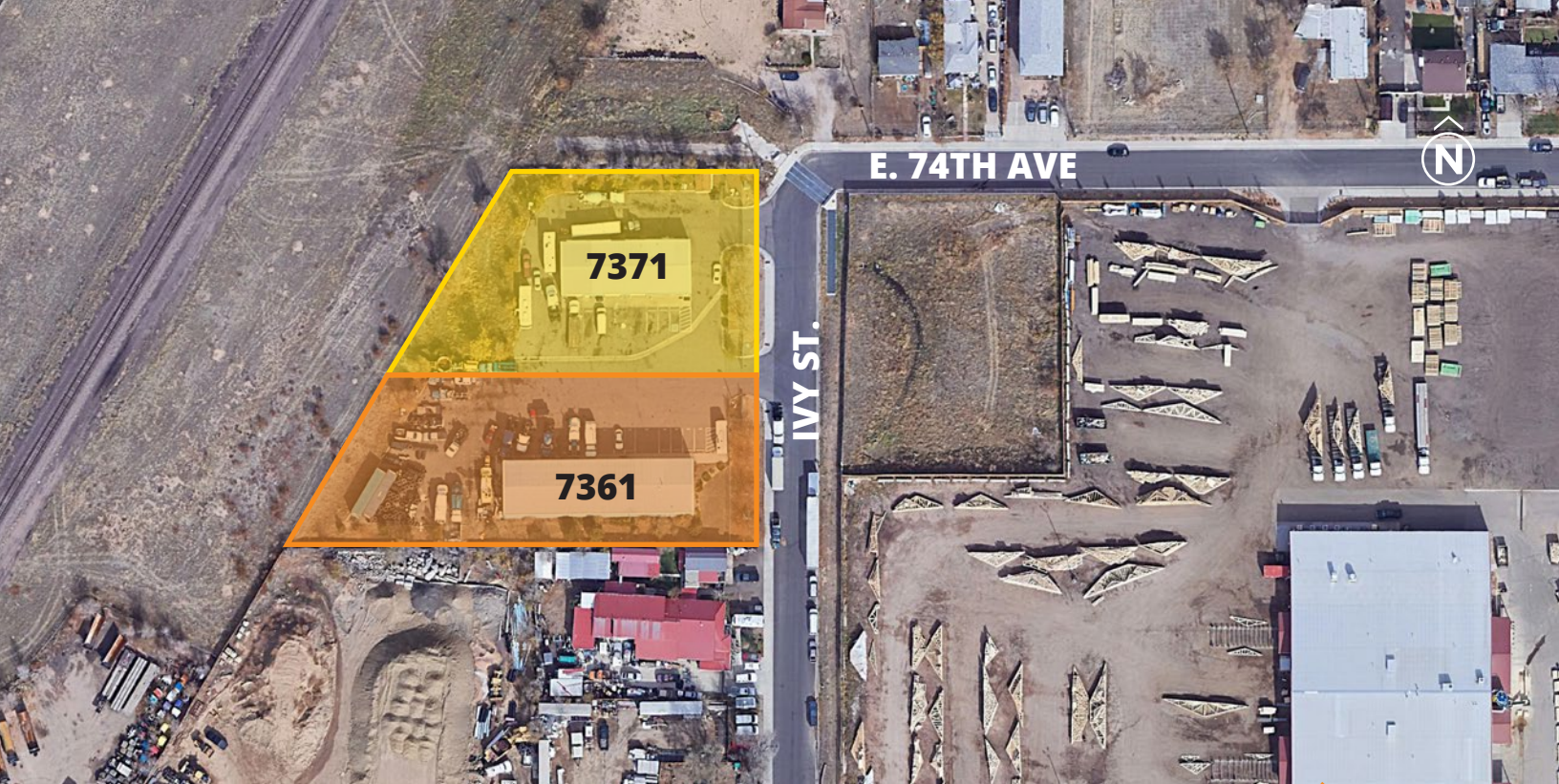


Highlights

Two (2) Handicap Restrooms in Office
One (1) Restroom in Shop
Approx. 1/2 Acre Paved
Radiant Heat
Alarm System

Sprinklers and Floor Drains
Sand Trap Separator
Fenced and Paved Yard of One Acre
1,000 SF Mezzanine (not included in SF)
Yard Lights





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