

For Lease > 5,800 SF Shop with Fenced & Paved Yard

7361 Ivy Street

Commerce City, CO 80022



Building Information

Building Size:	5,800 SF
Office Size:	900 SF (All AC)
Lease Rate:	\$14.95/SF NNN
Est. Expenses:	\$5.77/SF NNN
Loading:	Five (5) Drive-In Doors (14' & 16')
Zoning:	Heavy Industrial (I-2)
Floors:	6" Reinforced 4,000 PSI concrete Tile in Office

Highlights

Two (2) Handicap Restrooms in Office

One (1) Restroom in Shop

Approx. 1 Acre Paved and Fenced Yard

Radiant Heat

Alarm System

Sprinklers with floor drains and trap

Yard Lights

Can Be Combined with 7371 Ivy St. For A
Total Of 9,800 Sf On 1.84 Acres.

Steve Serenyi

+1 303 283 4578

steve.serenyi@colliers.com

Colliers

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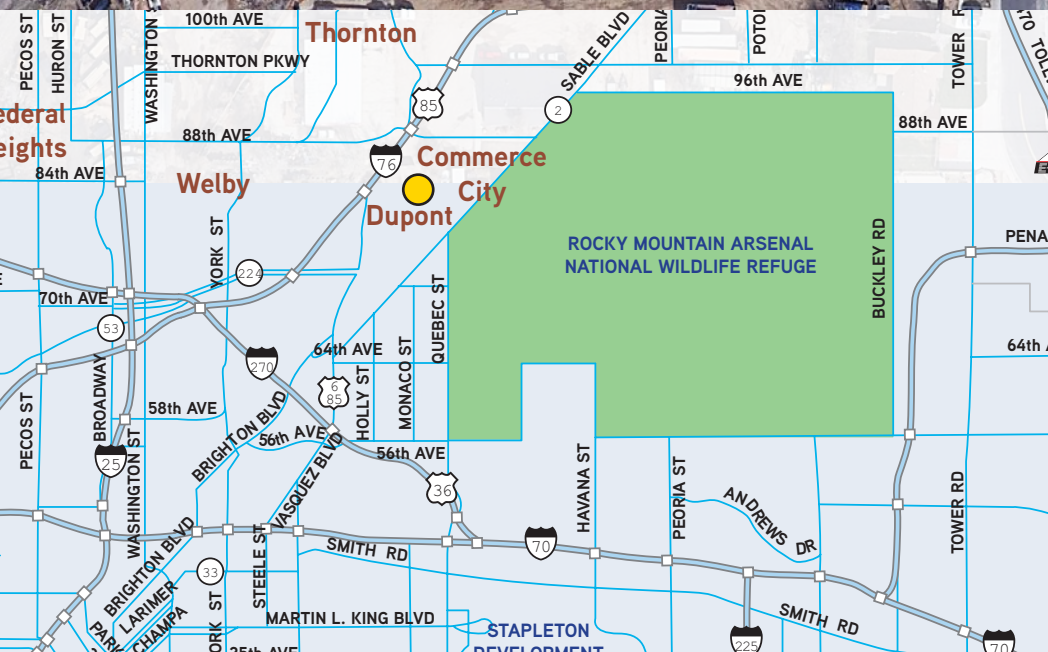
Fenced and Paved Yard

**7371 Ivy Also
Available**

E. 74th Ave.

Ivy St.

E. 73rd Ave.



Steve Serenyi

+1 303 283 4578

steve.serenyi@colliers.com

Colliers

4643 S. Ulster St. Suite 1000

+1 303 745 5800

colliers.com/denver

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