

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

# COMMERCE CITY INDUSTRIAL PROPERTY FOR SALE



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## 6375 Colorado Blvd. and 3900 E. 64th Ave., Commerce City, CO

<b>Total Bldg SF:</b>	8,000± SF (4,000± SF / 4,000± SF)	<b>Zoning:</b>	I-2; Light Industrial (Commerce City)
<b>Lot:</b>	1.273 Acres	<b>Taxes:</b>	\$14,737 (2018)
<b>YOC:</b>	1972 / 1979	<b>Features:</b>	Fenced Yard & Crane

Both buildings are occupied on month-to-month leases. Both tenants have been in place since 2009. Gross Income of \$75,600, Net Income of \$59,000. Could be Investment or Owner/User.

Offered at  
**\$1,570,000**

Fuller Real Estate  
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Adams County Parcel #0182512105004



3900 E. 64th Ave.  
Adams County Parcel #0182512105003

