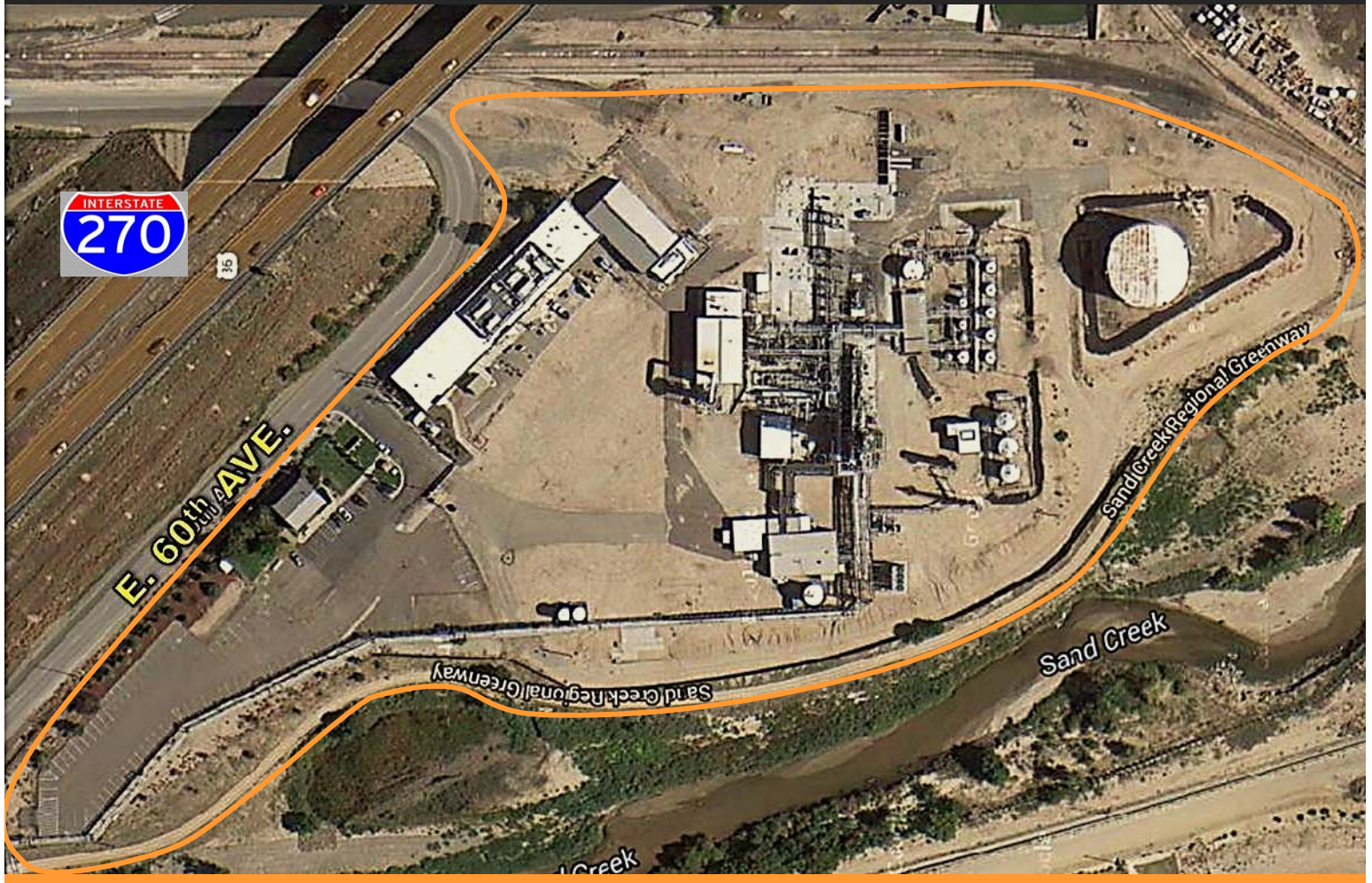


FOR LEASE

MANUFACTURING - PRODUCTION - MAINTENANCE



4150 East 60th Avenue, Commerce City, CO 80022

Lease Rate:	Negotiable
Site:	11 Net Usable Acres
	BNSF Rail
	Paved or Concrete Road Base
	Access to I-270, I-76 and US 85
Zoning:	I-3 Adams County, Adams County Enterprise Zone



LOCAL EXPERTS. INDUSTRIAL STRENGTH.

RINGSBY REALTY CORPORATION
1336 Glenarm Place | Suite 200 | Denver, CO 80204
www.ringsbyrealty.com

Rob Lockhart
rob@ringsbyrealty.com
(303) 892-0122

CITYWIDE
COMMERCIAL PROPERTIES

Matt Capelatro
mattc@citywidecp.com
(303) 579-8188

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STRUCTURES ON SITE:

1. Office Building:

2,560 SF – two levels

2. Office/Warehouse/Maintenance Building:

Building: 14,000 SF
Ceiling Height: 22' Clear
Sprinklered: Yes
Drive-in Doors: 4 in place 13 Available
HVAC: Fully Air Conditioned

3. Maintenance Storage:

Building: 3,884 SF
Construction: Insulated Steel
Ceiling Height: 14' to 22'
Sprinklered: Yes
Drive-in Doors: 2 Oversized

4. Electrical Substation:

Building: 914 SF
Sprinklered: Yes
Construction: Insulated Steel

5a. Maintenance/Storage:

Building: 2,741 SF
Construction: Insulated Steel
Ceiling Height: 22' Clear
Sprinklered: Yes
Drive-in Doors: 2

5b. Maintenance/Storage:

Building: 875 SF
Construction: Insulated Steel
Ceiling Height: 16' Clear
Sprinklered: Yes
Drive-in Doors: 3

6. Maintenance/Storage:

Building: 1,200
Construction: Insulated Steel
Ceiling Height: 16' Clear
Sprinklered: No
Drive-in Doors: 2

7. Office/Power Control:

Building: 6,348
Construction: Insulated Steel
Ceiling Height: 16' Clear
Sprinklered: No
Drive-in Doors: 1

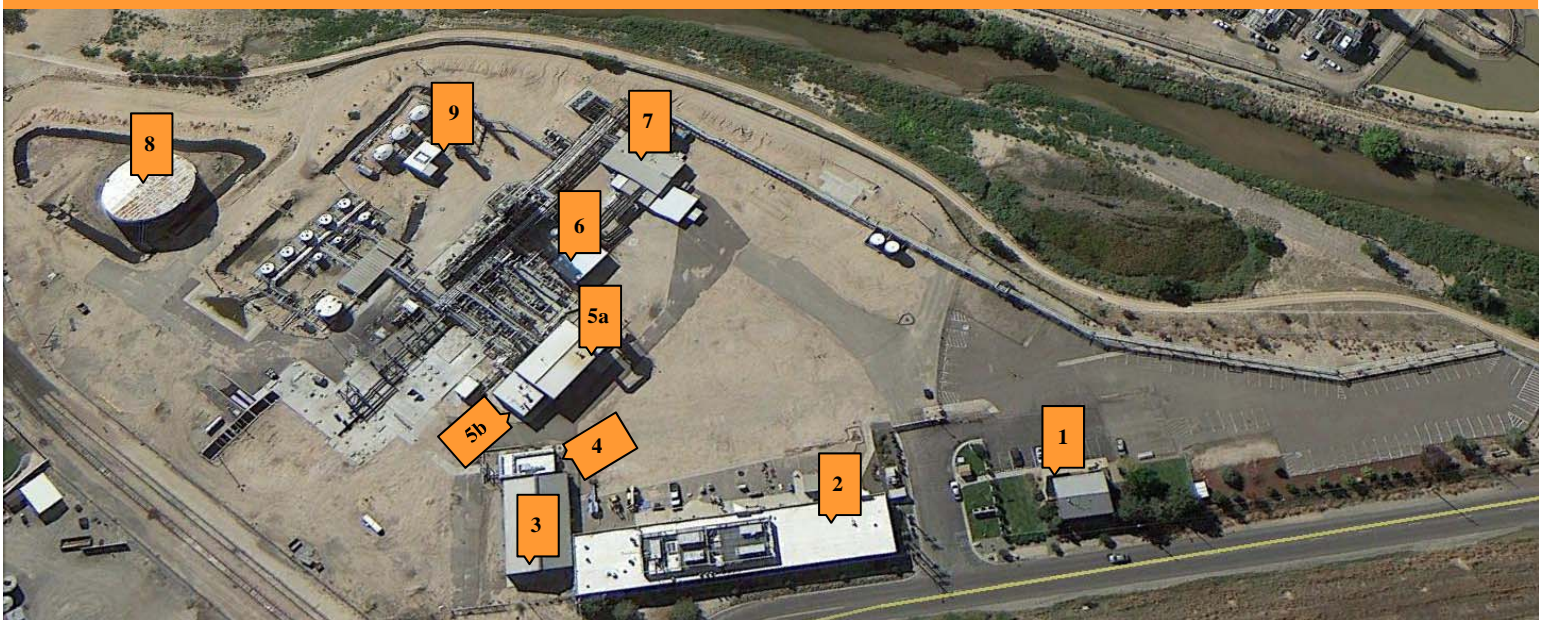
8. Industrial Capacity Water Tank:

1.9 Million Gallons

9. Water Treatment Building:

Intake/Discharge = 20,000 Gallons Per Day

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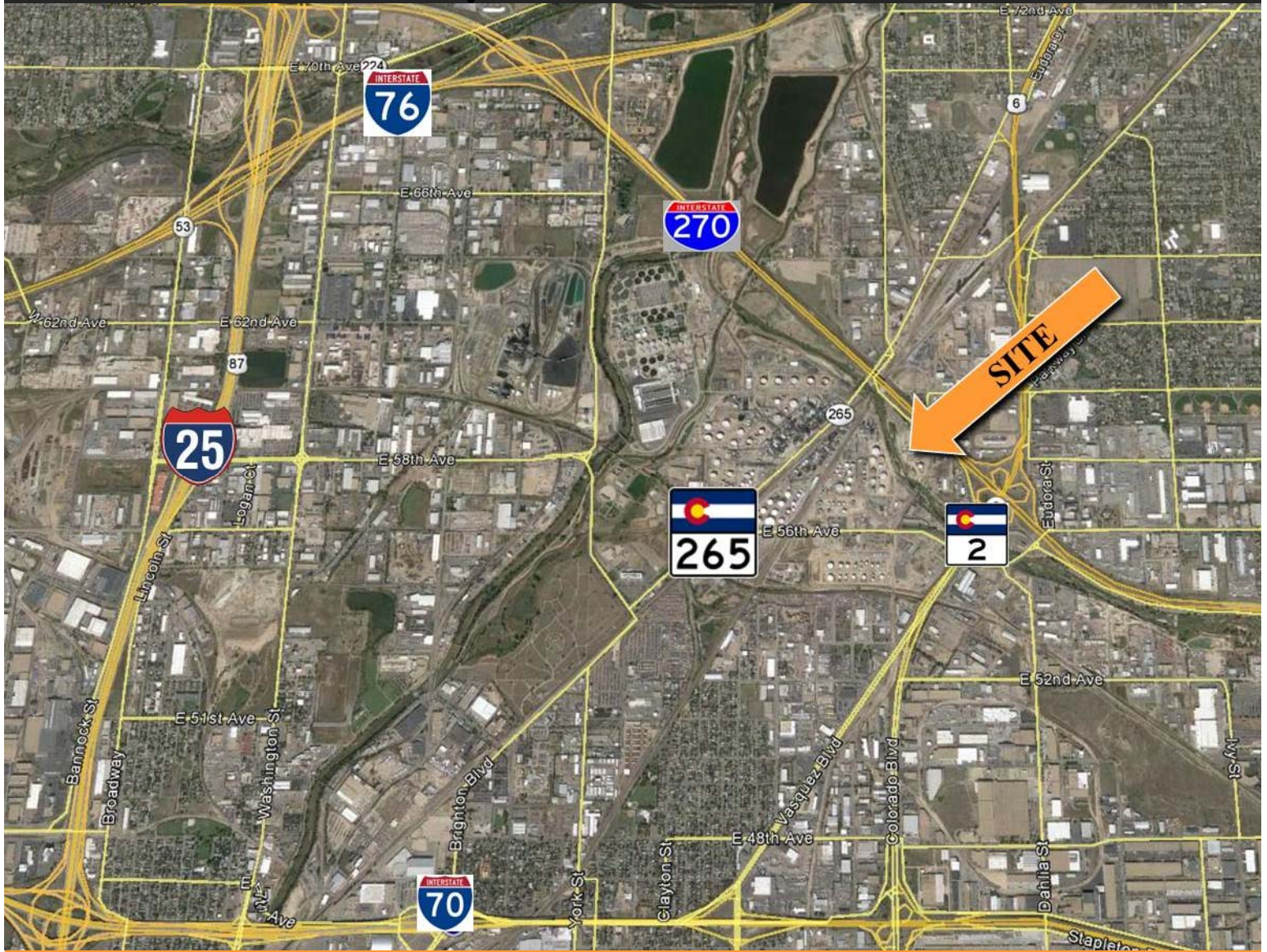
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Utility Information:

Electrical: 1.5 Megawatt

Gas: 8" Line

Water: 6" Line

Rail Access:

Track agreement in place with BNSF

Additional Comments:

- Heavy manufacturing & production facility
- Adjacent to I-270
- Large stabilized and partially paved site
- Substantial electric capacity
- Fully fenced with outdoor lighting



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