

# 5311

**NIAGARA ST**  
COMMERCE CITY, CO 80022

**\$2,599,000**

**SALE PRICE  
REDUCED**

**FOR SALE  
OR LEASE**



**INCLUDES +/- 12,000 SF  
OF SIDE YARD**



400 S. BROADWAY  
DENVER, CO 80209

**MARC LIPPITT**

PRINCIPAL

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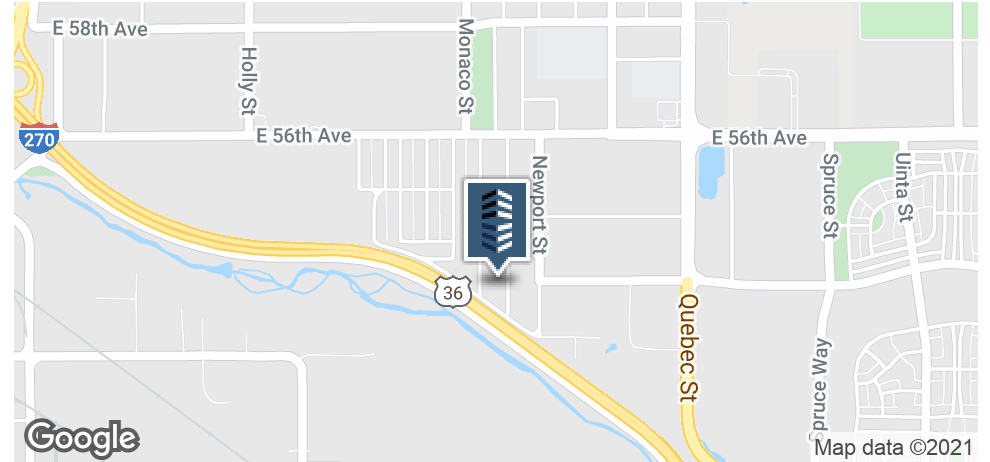
**JUSTIN HERMAN**

SENIOR BROKER

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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

<b>REDUCED</b> Sale Price:	\$2,599,000
Lease Rate:	\$8.00 SF/yr (NNN)
Lot Size:	1.19 Acres
Building Size:	23,344
Office Space:	+/- 5,500 SF
Zoning:	I-2
Loading:	Two (2) Docks & Four (4) Drive In Doors
Power:	1,400 Amp, 3 Phase To be Verified
Expenses:	\$27,000 (taxes + ins.)

## PROPERTY OVERVIEW

5311 Niagara Street is a 23,344 square foot warehouse situated on 1.19 acres of land. The property has 11-14 foot clear span in the warehouse. The property has both drive-in and dock high. In addition to the great loading, the property has approximately 12,000 SF of fenced yard space.

## PROPERTY HIGHLIGHTS

- Large Warehouse with fenced yard space.
- Parking in front of the building.
- 11-14 ft clear span in the warehouse.
- Approximately +/- 12,000 SF of fenced yard.
- Two Docks and Four (4) Drive In Doors
- Great highway access | Close to I270, I70, I25 and I76



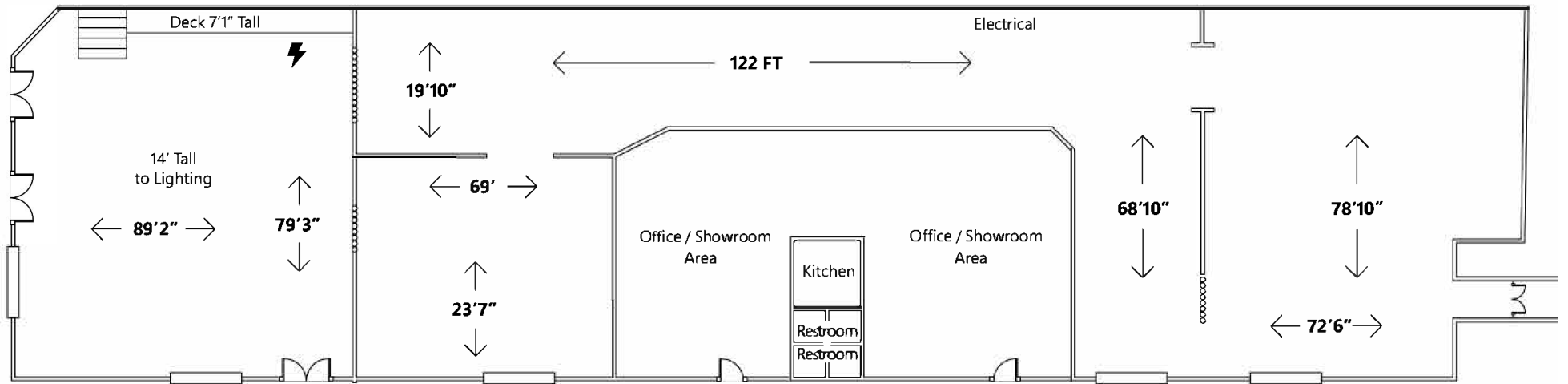
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# PROPERTY PHOTOS



# FLOORPLAN



PROPERTY AERIAL



# ACCESSIBILITY

