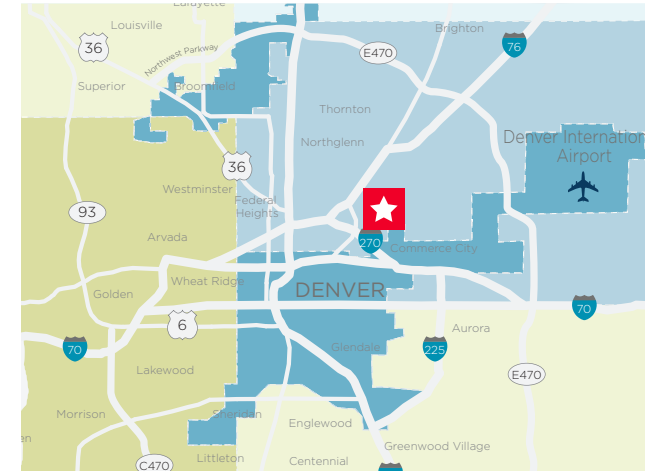


SEC 100th Avenue and Havana Street

Commerce City, Colorado 80022



Property Features

Land Size	31.2 Acres
Zoning	I-2 (Cast PUD)
Rail	BNSF possible
Water/Sewer	South Adams Water & Sanitation District

Property Highlights

- All utilities to site
- BNSF rail adjacent
- Mountain views
- Excess virgin soil on site
- Ideal for redevelopment into 300' deep sites of 2 to 31.2 acres
- Minutes from I-225 and I-70

Industrial Land For Sale

31.2 Acres

Sale Price: \$4,080,000 (\$3.00/SF)

Located at 100th and Havana in Commerce City, this 31.2 acre land site offers companies struggling to find the right industrial real estate solution a potential build-to-suit opportunity. Sites range in size from 2.1 acres to 31.2 acres, allowing a user ultimate flexibility in design, optimization and layout. This property provides a professional business park setting with easy access to Highway 2 and Highway 85. The ultimate building design and site layout is completely negotiable. A smaller building with more parking and/or outside storage is also possible.

Please see reverse for lot information and aerial.



INDUSTRIAL LAND FOR SALE

SEC 100th Avenue and Havana Street

Commerce City, Colorado 80022



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