

±1/2 ACRE
FENCED YARD



8550 VALENTIA STREET

COMMERCE CITY, CO 80022

LEASE RATE

CALL BROKER FOR DETAILS

±1/2 ACRE FENCED YARD
QUICK ACCESS TO HIGHWAY 2,
1-76 & HIGHWAY 85



PROPERTY HIGHLIGHTS

- ±1/2 Acre fenced yard
- Three oversized drive-in doors
- I-2 Heavy industrial zoning
- Newer construction
- Drive-thru loading

PROPERTY FEATURES

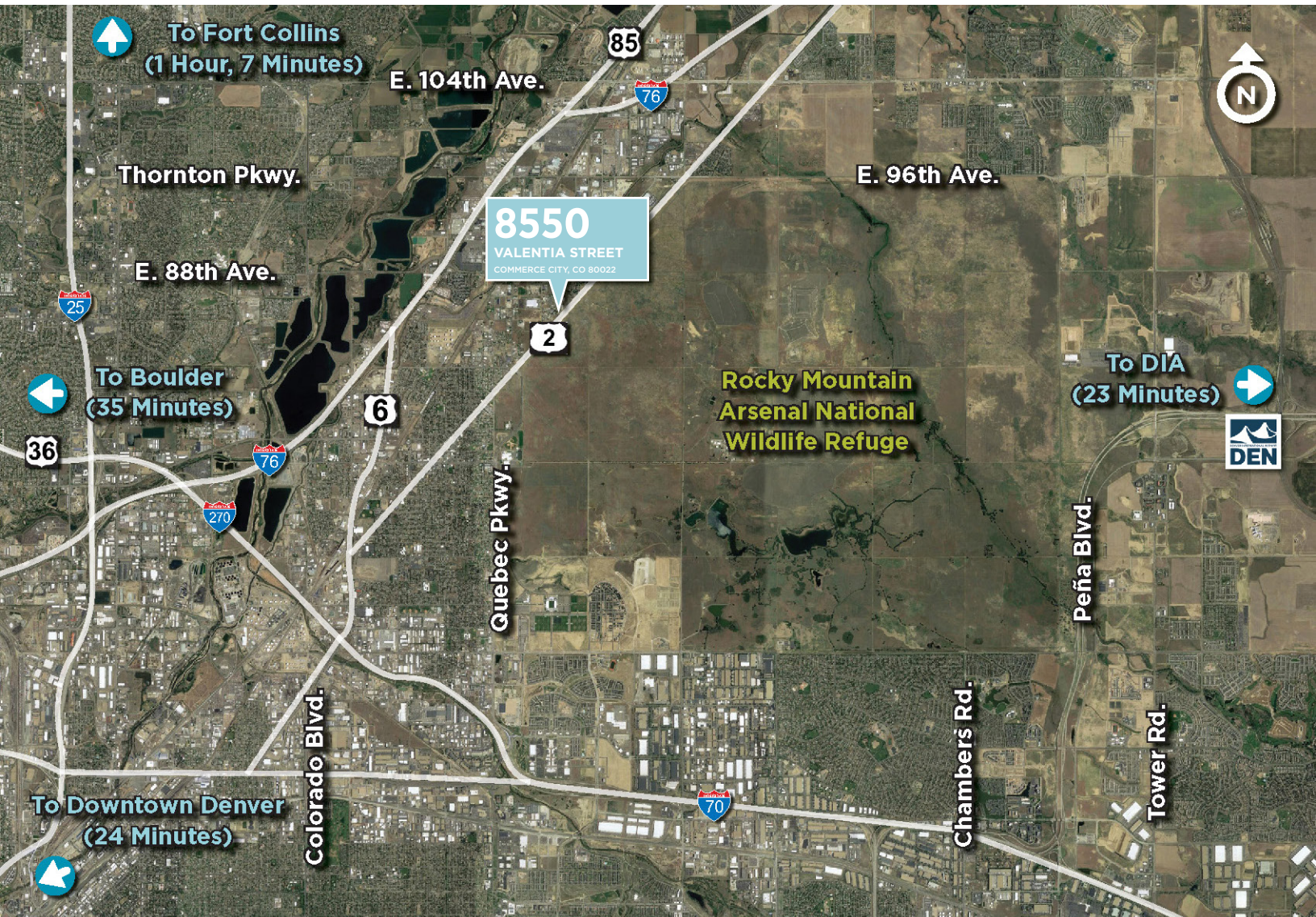
ADDRESS	8550 Valentia Street Commerce City, Colorado 80022	POWER	200 Amps, 208 Volts 3-Phase (tbv)
PROPERTY TYPE	Industrial	DRIVE-IN DOORS	3 (12' w x 14' h)
BUILDING SIZE	±4,800 SF	CEILING HEIGHT	20' - 22'
LOT SIZE	0.98 Acre	OPEX	\$4.08/SF (2025 est.)
YEAR BUILT	2009	ZONING	I-2



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