



BENCHMARK
COMMERCIAL REAL ESTATE



7301 Kearney St.
Commerce City, CO 80022

FOR SALE

*Lot Lines Approximate



PROPERTY USE

INDUSTRIAL OUTDOOR STORAGE W/ BUILDING



BUILDING SIZE

APPROXIMATELY 35,892 SF SUBJECT TO VERIFICATION



LOT SIZE

8.09 ACRES PER COUNTY RECORDS



LOT

PAVED AND GRAVEL



SPRINKLERS

YES



ZONING

I-2 (ADAMS COUNTY)



PROPERTY TAXES

\$168,329



YEAR BUILT

1997 BUILT/ 2018 EXPANSION RENOVATION



CONSTRUCTION

METAL



LOADING

13 DRIVE-IN DOORS, UP TO 16' X 23"



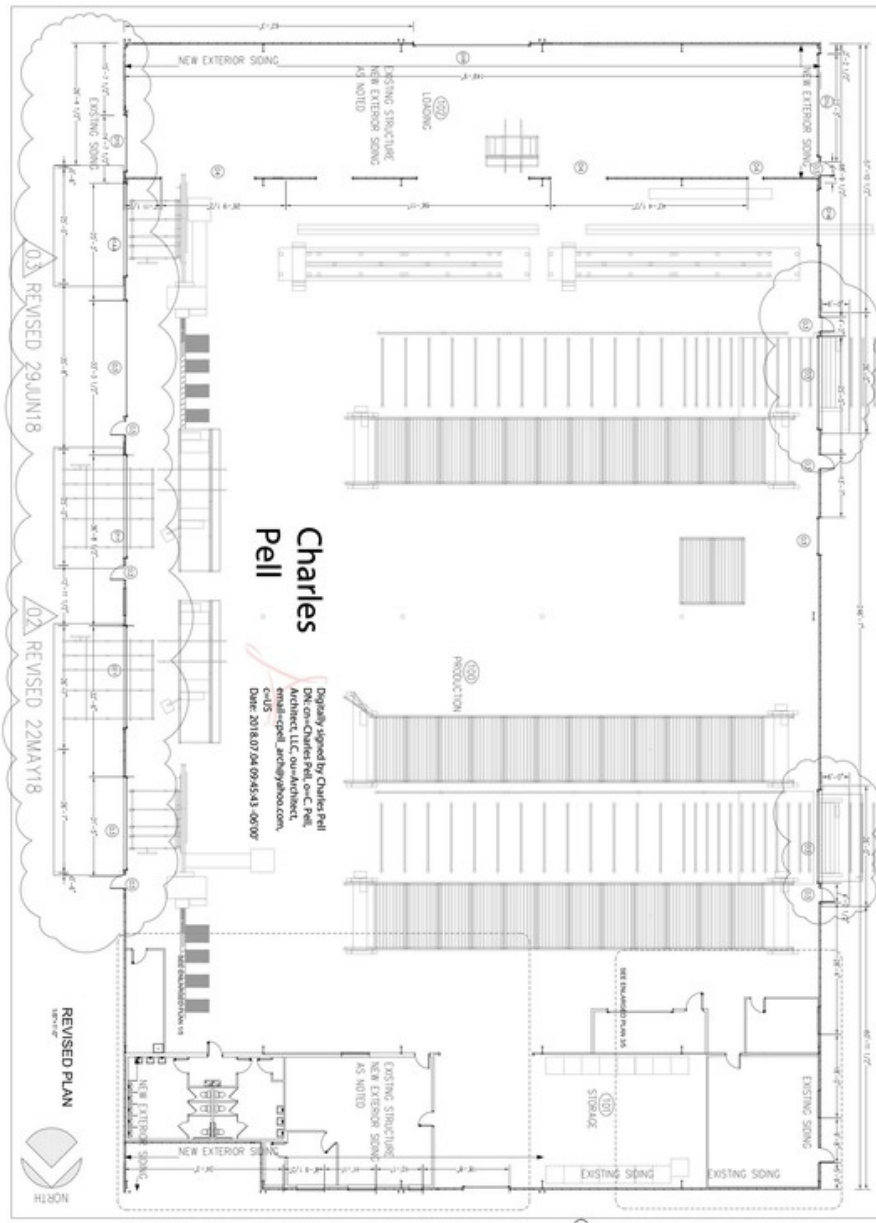
CLEAR HEIGHT

17'8' X 24'9"

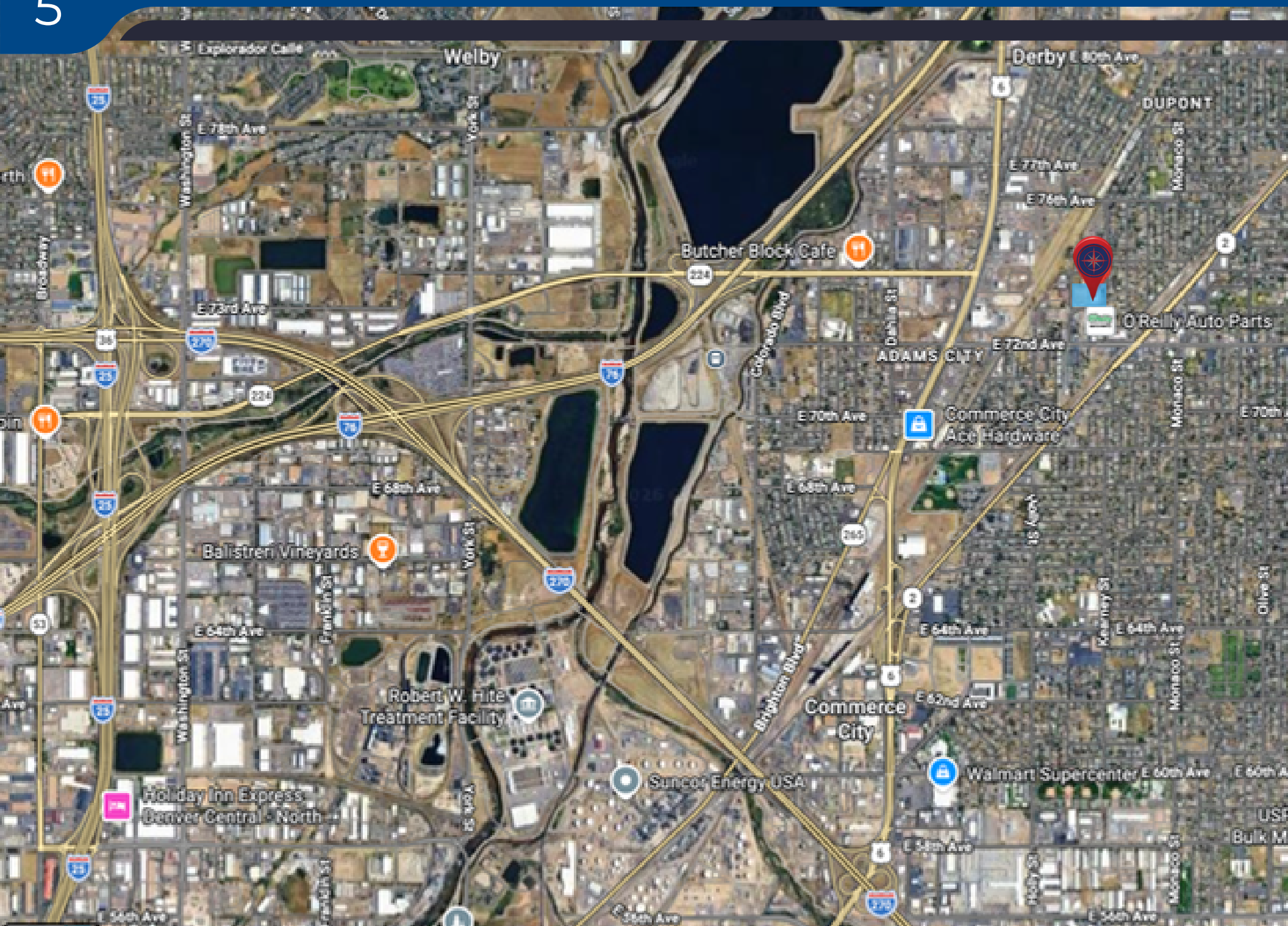


PROPERTY DESCRIPTION

Industrial property available for sale at 7301 Kearney Street in Commerce City, offering a versatile opportunity for owner-users and investors in one of the Denver metro area's premier industrial corridors. The property is well suited for warehousing, distribution, manufacturing, contractor operations, and a variety of industrial uses. Strategically located with convenient access to Interstate 70, Interstate 270, Interstate 76, and major transportation routes, the property provides excellent regional connectivity to downtown Denver, Denver International Airport, and the broader Front Range. Situated within Commerce City's established industrial market, the property benefits from continued economic growth, strong logistics infrastructure, and proximity to major industrial employers.









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DISCLAIMER

The Property is offered for sale as-is, where-is. Seller and Benchmark Commercial LLC ("Agent") make no representations or warranties, express or implied, as to the accuracy or completeness of the information herein, which is based on sources deemed reliable but not guaranteed. Prospective purchasers must conduct their own independent investigations and shall not rely on this material as a representation of future performance.

All information is confidential, provided solely for evaluation of the Property, and may not be disclosed, reproduced, or distributed without prior written consent. Seller reserves the right to withdraw the Property, reject any offers, or modify terms at any time without notice. No obligation shall exist unless and until a binding written agreement is fully executed by Seller. Purchasers are advised to consult their own legal and professional advisors regarding compliance with applicable laws, including the ADA.

DO NOT INTERACT WITH OR APPROACH EXISTING TENANTS. The Property will be shown to prospective investors by appointment only. Please contact brokers for a private showing.

CONTACT US



Jason Bollhoefner, SIOR
Partner

303.395.0116

Jason@CREBenchmark.com



Tanner Mason, SIOR
Managing Broker

303.395.0112

Tanner@CREBenchmark.com

Bo Hargrove, SIOR

Principal

Rich Commercial Realty

919.821.7880

Bhargrove@richcommercialrealty.com

www.CREBenchmark.com