

6121

CLERMONT ST
COMMERCE CITY, CO 80022

\$4,100,000
SALE PRICE
REDUCED!

INDUSTRIAL



**TRACTOR TRAILER BLAST
AND PAINT BOOTHS**



**DENVER INFILL
SPECIALISTS**



UNIQUE
PROPERTIES

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Reduced Sale Price:	\$4,100,000
Building Size:	18,720 SF
Lot Size:	1.39 Acres
Office Size:	2,808 SF
Clear Height:	14' - 21'
Loading:	1 Dock-High, 6 Drive-In's
Electrical:	1,600 Amps
Crane:	5 Ton
Sprinkler:	ESFR
Zoning:	I-3 (Commerce City)
Year Built:	1958

PROPERTY OVERVIEW

Unique Properties is proud to present 6121 Clermont Street for sale to qualified owner users and investors. This is an incredible opportunity for an owner user to invest in Denver's red hot industrial market. This property is a rare opportunity to purchase a building with two 20'x60' commercial grade blast and paint booths along with a 5-ton crane. The existing blast and paint booths are in impeccable shape and were installed in 2018. This state of the art facility along with its modern office space, secure yard, central location, and I-3 zoning make it a great opportunity for many types of users.

PROPERTY HIGHLIGHTS

- Immediate Access to I-70, I-25, and I-76 via I-270.
- XL Blast and Paint Booths (Both Sized 60' X 20' X 15')
- One 5-ton crane
- Ample secured yard space (Outdoor Storage Allowed)

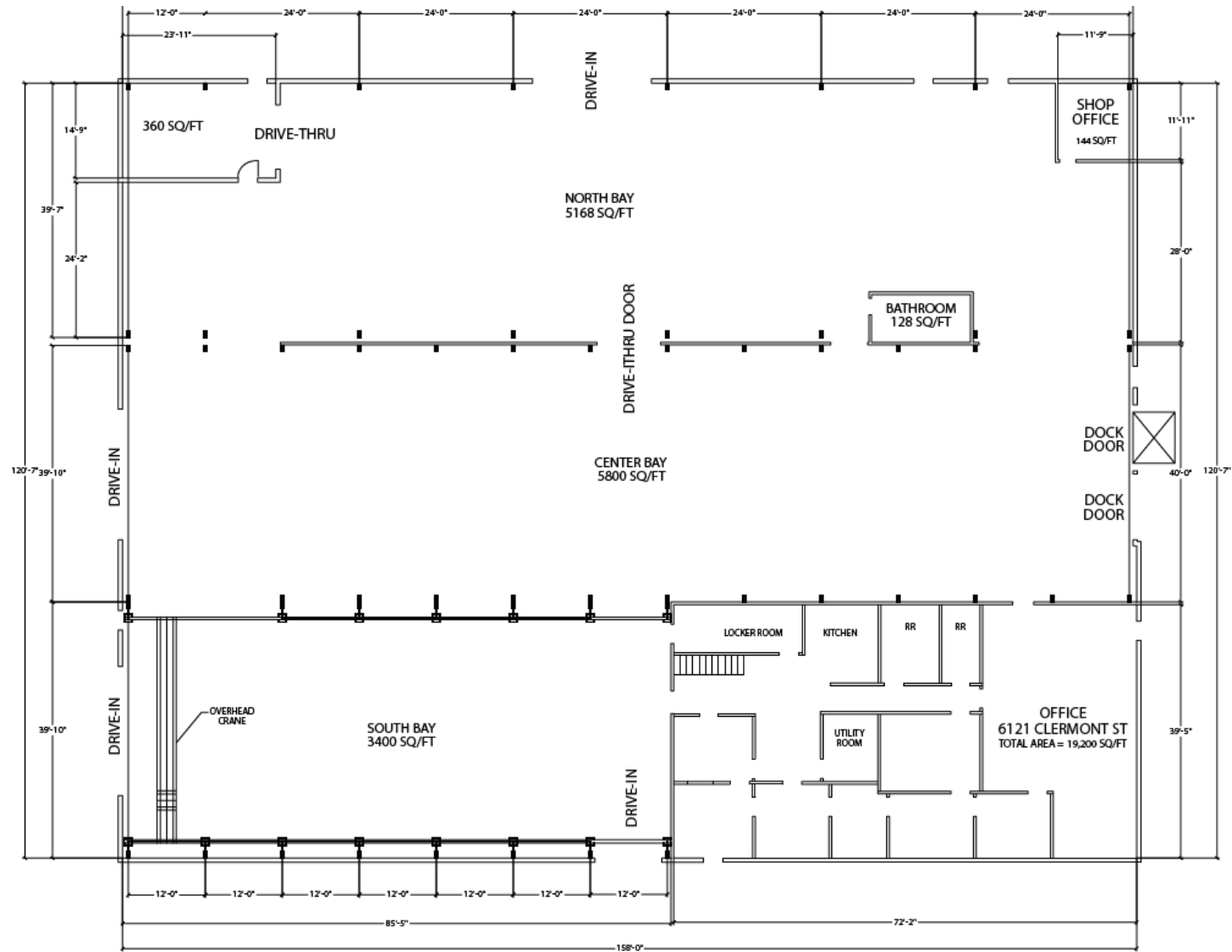
EXTERIOR PHOTOS



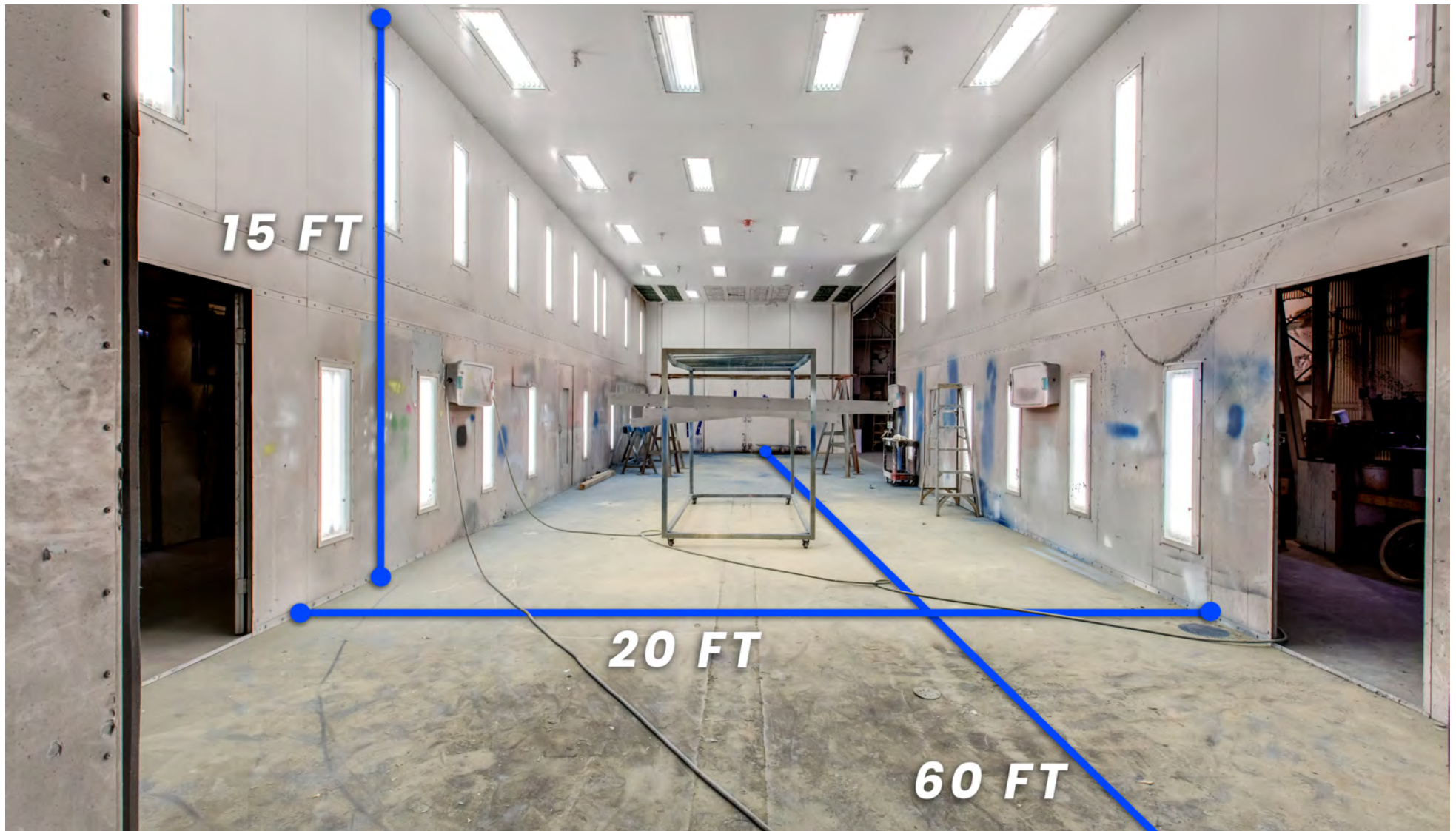
INTERIOR PHOTOS



BUILDING PLAN



BLAST AND PAINT BOOTH DIMENSIONS



SITE PLAN

