



# HEAVY INDUSTRIAL OUTDOOR STORAGE

**FOR LEASE OR  
BUILD-TO-SUIT**

FULLY FENCED AND SECURED YARD  
UP TO 246 TRAILER PARKING SPACES

**9180  
BOSTON STREET**  
COMMERCE CITY, CO 80022

**±8.14 ACRES - DIVISIBLE**

CONTACT EXCLUSIVE LISTING AGENT FOR MORE INFORMATION:

**MIKE CAMP**  
EXECUTIVE VICE PRESIDENT  
+1 720 528 6313  
MIKE.CAMP@CBRE.COM



**CBRE**



# PROPERTY INFORMATION

**FOR LEASE OR BUILD-TO-SUIT**  
**9180 BOSTON STREET**  
**COMMERCE CITY, CO 80022**

**SITE SIZE:** ±14.04 AC

**AVAILABLE:** ±8.14 AC (Divisible)

**ZONING:** I-2 (Commerce City)

**TAXES:** \$78,640.48 (2021)

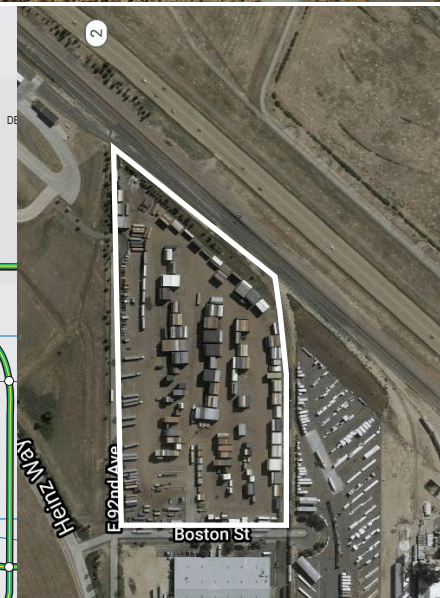
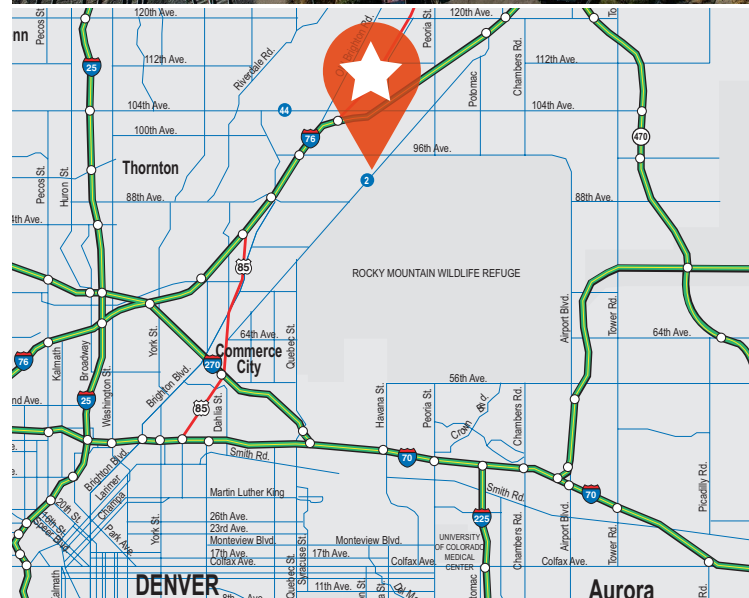
**LEASE RATE:** Subject to quote

## FEATURES:

- Fenced and secured storage yard
- 246 trailer parking spaces
- Excellent infill location
- I-76: 8 min / 2.8 miles
- Hwy 2: 4 min / 1.0 mile
- Rail is adjacent to the site
- Security lighting

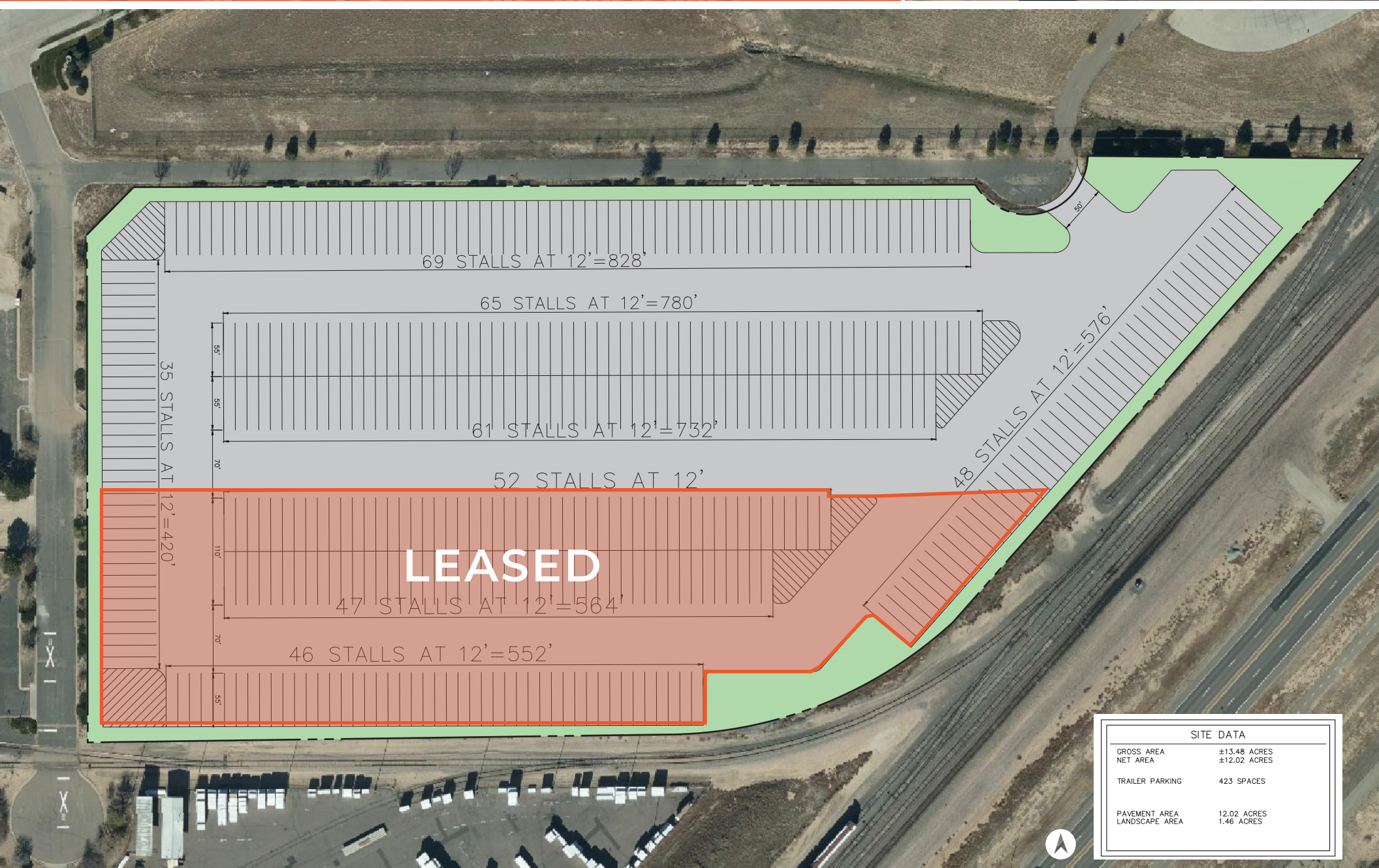
## IDEAL USES:

- Truck parking
- Laydown yard
- Material storage
- Equipment rental & sales





# PARKING PLAN



SITE DATA	
GROSS AREA	#13.48 ACRES
NET AREA	#12.02 ACRES
TRAILER PARKING	423 SPACES
PAVEMENT AREA	12.02 ACRES
LANDSCAPE AREA	1.46 ACRES

FOR LEASE OR BUILD-TO-SUIT 9180 BOSTON STREET | COMMERCE CITY, CO 80022



# NEIGHBORING COMPANIES



© 2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

FOR LEASE OR BUILD-TO-SUIT 9180 BOSTON STREET | COMMERCE CITY, CO 80022