

# QUEBEC STREET MAINTENANCE PORTFOLIO

Commerce City, CO

**FOR SALE**

*(Can Be Sold Together Or Separately)*

**8231 & 8181-8191 Quebec Street**

**Commerce City, Colorado**

**39,450 SF | 4.69 Acres**

## HIGHLIGHTS

- First Position Note Sale (8181-8191) & Second Position Note Sale (8231) Secured by Multi-Tenant Functional Industrial Outdoor Storage (IOS) Maintenance Facility
- Receivership Controlled Asset
- Significant IOS Value-Add Opportunity

## CONTACT BROKER FOR SALE PRICE

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**Court Appointed Receiver**

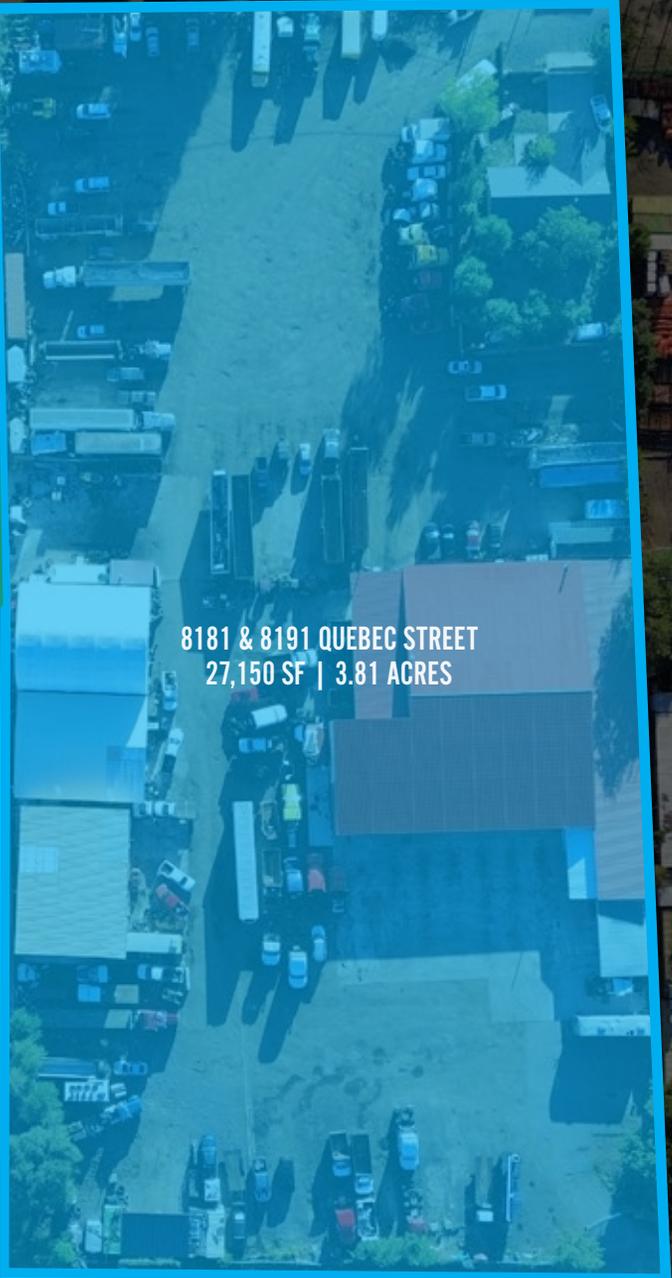
**Frank Simon**

Simon PLC Attorneys & Counselors

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8231 QUEBEC STREET  
12,300 SF | 0.88 ACRES



8181 & 8191 QUEBEC STREET  
27,150 SF | 3.81 ACRES

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QUEBEC STREET  
MAINTENANCE PORTFOLIO

**KENAI**  
CAPITAL ADVISORS

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MAINTENANCE PORTFOLIO

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# QUEBEC STREET MAINTENANCE PORTFOLIO

Commerce City, CO

<b>Address</b>	8181 & 8191 Quebec Street
<b>City, State</b>	Commerce City, CO
<b>Parcel Number</b>	1721-29-4-03-006
<b>Building SF</b>	27,150 SF
<b>Land Acre</b>	3.81 AC
<b>Zoning</b>	I-2 (Medium Intensity Industrial District)
<b>Electrical</b>	Xcel Energy
<b>Gas</b>	Xcel Energy
<b>Water &amp; Sewer</b>	South Adams County
<b>Clear Height</b>	16 ft
<b>Drive In Doors</b>	(8) 13'x14', (8) 14'x14', (1) 14'x12'
<b>Office Size</b>	6,800 SF
<b>Equipment Storage</b>	9,250 SF

<b>Address</b>	8231 Quebec Street
<b>City, State</b>	Commerce City, CO
<b>Parcel Number</b>	1721-29-4-03-025
<b>Building SF</b>	12,300 SF
<b>Land Acre</b>	0.88 AC
<b>Zoning</b>	I-2 (Medium Intensity Industrial District)
<b>Electrical</b>	Xcel Energy
<b>Gas</b>	Xcel Energy
<b>Water &amp; Sewer</b>	South Adams County
<b>Clear Height</b>	16 ft
<b>Drive In Doors</b>	(3) 12' x 14', (3) 14' x 13'
<b>Office Size</b>	1,900 SF
<b>Equipment Storage</b>	2,400 SF

## LEGEND

- 8191 Quebec Street
- 8231 Quebec Street
- Loading Doors
- Office





QUEBEC STREET  
MAINTNEANCE PORTFOLIO

