

6121

CLERMONT ST
COMMERCE CITY, CO 80022

\$10.90 / SF
NNN LEASE RATE

INDUSTRIAL



**WAREHOUSE W/ 5-TON
CRANE + YARD**



**DENVER INFILL
SPECIALISTS**



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$10.90 / SF NNN
Available Space:	12,000 SF
Office Size:	2,808 SF
Clear Height:	14' - 21'
Loading:	1 Dock-High, 3 Drive-In's
Crane:	5 Ton
Electrical:	1,600 Amps
Sprinkler:	ESFR
Zoning:	I-3 (Commerce City)

PROPERTY OVERVIEW

Unique Properties is proud to present 6121 Clermont Street for lease to qualified tenants desiring a move in ready warehouse with existing 5-ton crane, drive-in doors, and office space. 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. This is a rare find in an area with very low vacancy.

PROPERTY HIGHLIGHTS

- Immediate Access to I-70, I-25, and I-76 via I-270.
- One 5-ton crane
- Ample secured yard space (Outdoor Storage Allowed)

EXTERIOR PHOTOS



INTERIOR PHOTOS



BUILDING PLAN

