## 6865 EAST 48TH AVENUE COMMERCE CITY, CO 80216

# 7,300 RSF INDUSTRIAL WAREHOUSE

## **FOR LEASE!**



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#### UNIQUE PROPERTIES

400 S. BROADWAY DENVER CO, 80209 UNIQUEPROP.COM



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#### INDUSTRIAL BUILDING FOR LEASE

#### OFFERING SUMMARY

**AVAILABLE SF:** 7,300 Total RSF

6,600 RSF Warehouse

700 RSF Office

LEASE RATE: \$11.00 RSF(NNN)

NNN EXPENSES: \$4.58/SF

**LAND AREA:** 30,492 SF

ZONING: 1-2

DATE AVAILABLE: Immediately

BUILDING SIZE: 14,600 SF

CEILING HEIGHT:

**DRIVE INS:** 1- 12'x14'

**POWER:** 3 Phase, 220 Volt - to be verified

YEAR BUILT: 1979

PARKING: Off Street

#### **PROPERTY OVERVIEW**

Hard to find industrial space for lease. The 7,300 RSF unit has 700 RSF of office, 2 bathrooms and 6,600 RSF of warehouse space.

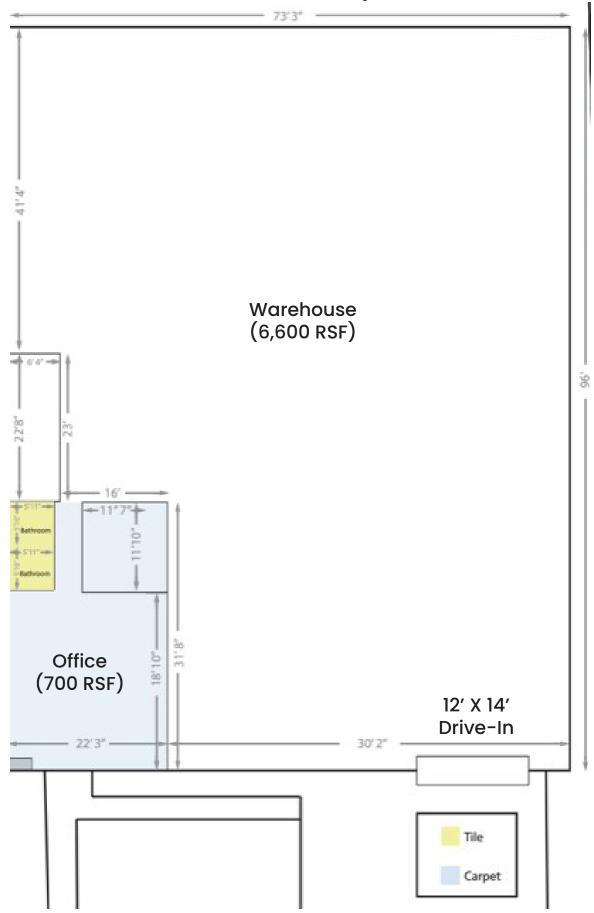
Conveniently located between 2 major highways, I-70 & I-270, and only short drive to Downtown Denver and Denver International Airport.

#### PROPERTY HIGHLIGHTS

- Ideal for contractors, automotive, landscapers, distribution, and related service type uses
- 12' X 14' drive in door
- Move-in ready condition
- Enterprise Zone



### 7,300 Total Rentable Square Feet



#### **PROPERTY PHOTOS**







