

6865

EAST 48TH AVENUE
COMMERCE CITY, CO 80216

7,300 RSF
**INDUSTRIAL
WAREHOUSE**

FOR LEASE!



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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:	I-2
DATE AVAILABLE:	Immediately
BUILDING SIZE:	14,600 SF
CEILING HEIGHT:	18'
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

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73'3"

41'4"

Warehouse
(6,600 RSF)

6'4"

22'8"

23'

16'

5'11"

Bathroom

5'11"

Bathroom

11'7"

11'10"

18'10"

31'8"

Office
(700 RSF)

22'3"

30'2"

12' X 14'
Drive-In

Tile

Carpet




PROPERTY PHOTOS

