

8175 & 8195

E. 39TH AVE
COMMERCE CITY, CO 80207

5,940 RSF
FOR LEASE



**INDUSTRIAL BLDG
WITH FENCED YARD**



PHILLIP A. YEDDIS

EXECUTIVE VICE PRESIDENT

303.619.3603

303.512.1162

pyeddis@uniqueprop.com



EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate: \$14 RSF + NNN
\$6,930/ month + NNN

NNN Expenses (Est): \$2.77 RSF
\$1,371.15/ month

Buildings Square Footage: 5,940 RSF

Fenced Yard: 16,775 SF

Land Area: 0.46 AC

Loading: 3 Drive-in Doors
- 16'x16'
- 16'x14'
- 8'x12'

Ceiling Height: 12' to 18'

PROPERTY OVERVIEW

Industrial property with fenced yard.
Zoned I-B General Industrial District.
Ideal Commercial Service Property.

PROPERTY HIGHLIGHTS

- Brick/ block construction
- City/ County: Denver/ Denver
- Adequate Parking
- Easy Access to I-70 and Quebec
- Near Central Park Station
- Move-in Ready

ADDITIONAL PHOTOS



LOCATION MAP

