8175 & 8195 E. 39TH AVE COMMERCE CITY, CO 80207

5,940 RSF FOR LEASE



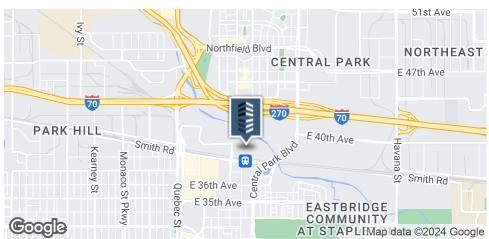
PHILLIP A. YEDDIS

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.

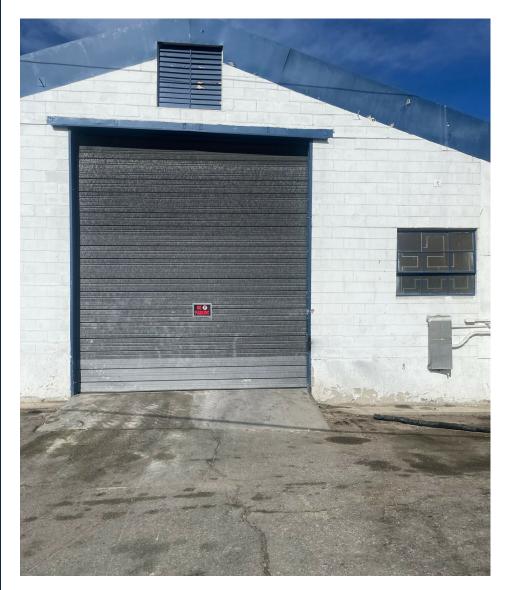
PROPERTY HIGHLIGHTS

- 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

