

6000 E 49th Avenue
Commerce City, Colorado

M B R C

Commerce City I-1S Industrial Zoning

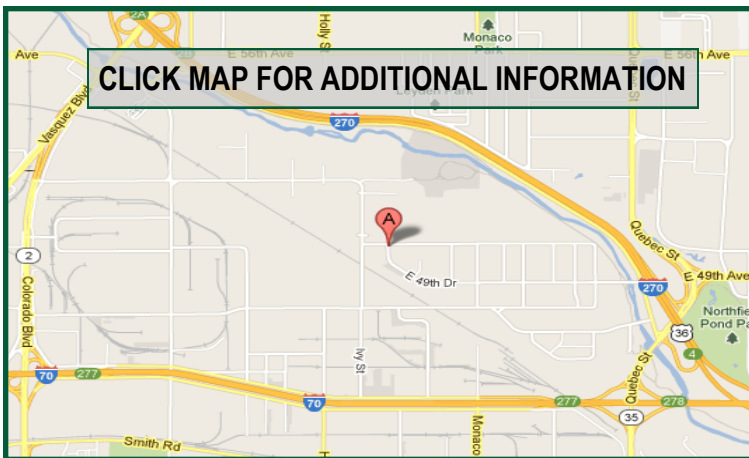


AVAILABILITY:

Unit 12 7,511SF (\$9.00/SF NNN*)

*NNN's = \$2.96/SF, Based on CAM Reconciliations for year ending 12/31/21

CLICK MAP FOR ADDITIONAL INFORMATION



PROPERTY DESCRIPTION:

THIS WELL KEPT INDUSTRIAL PROPERTY PROVIDES EXCELLENT ACCESS TO I-70 AND I-270. USES INCLUDE LIGHT MANUFACTURING AND/OR DISTRIBUTION.

MICHAEL BLOOM
REALTY COMPANY

300 S. Jackson St. Suite 440 • Denver, CO 80209
Main (303) 295-2525 • Fax (303) 298-1919

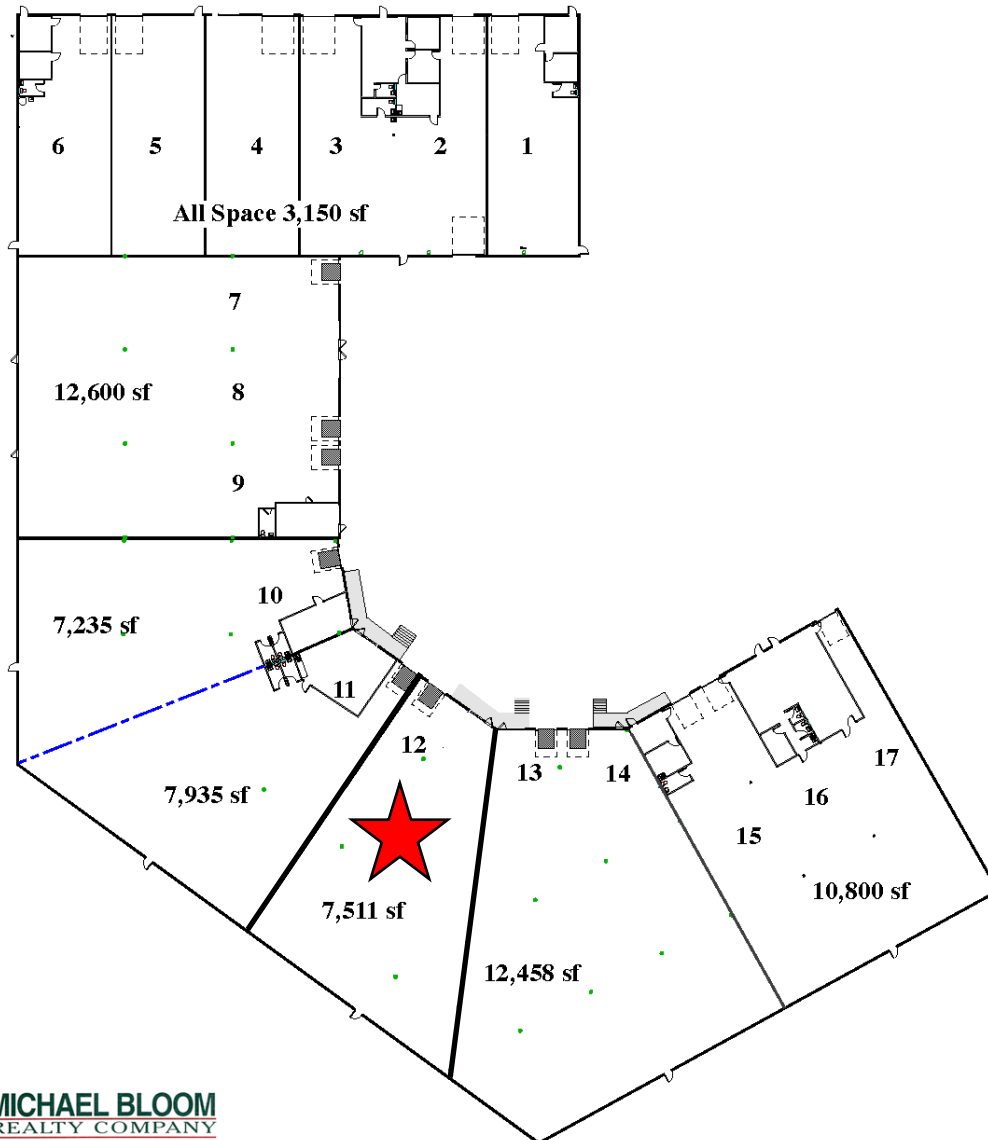
IMPORTANT FEATURES:

- DRIVE IN LOADING (OVERSIZE)
- 18' CEILING HEIGHT
- 110/220 VOLT, 3-PHASE ELECTRICAL
- FULLY SPRINKLERED
- NEWLY REMODELED OFFICE

Space Availability:

Availability	Total SF	Office SF	Loading	Power
Unit 12	7,511	300	1 Dock High	3 Phase

6000 East 49th



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Site Plan
Scale: 1" = 50 ft