

5715 Fairfax St, Commerce City, CO 80022



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FOR LEASE

Flex/Industrial Space Available

BUILDING DETAILS

Unit A	7,894SF
Unit B	4,340SF
Unit C	4,340SF
Total Contiguous	16,574SF
Asking Rent	\$12NNN
OpEx	\$7.25+utilities
Clear Height	18'



ADDITIONAL FEATURES

- ▶ Potential for 100% fenced/gated lot
- ▶ Over 2,000 amps
- ▶ 3 Dock High Doors
- ▶ 2 Drive in Doors (Unit A)
- ▶ Highway I-270 Visibility
- ▶ Easy accessibility to I70 & I270



DESCRIPTION

This well-maintained, fully conditioned, multi-tenant flex building features three versatile units, ideal for a range of industrial or commercial uses. With a total electrical capacity of 2,000 amps, the property supports high-demand operations. Each unit includes a mix of office and warehouse space, complemented by upgraded energy-efficient lighting throughout.



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7374 South Alton Way Suite 203 Centennial, CO 80112

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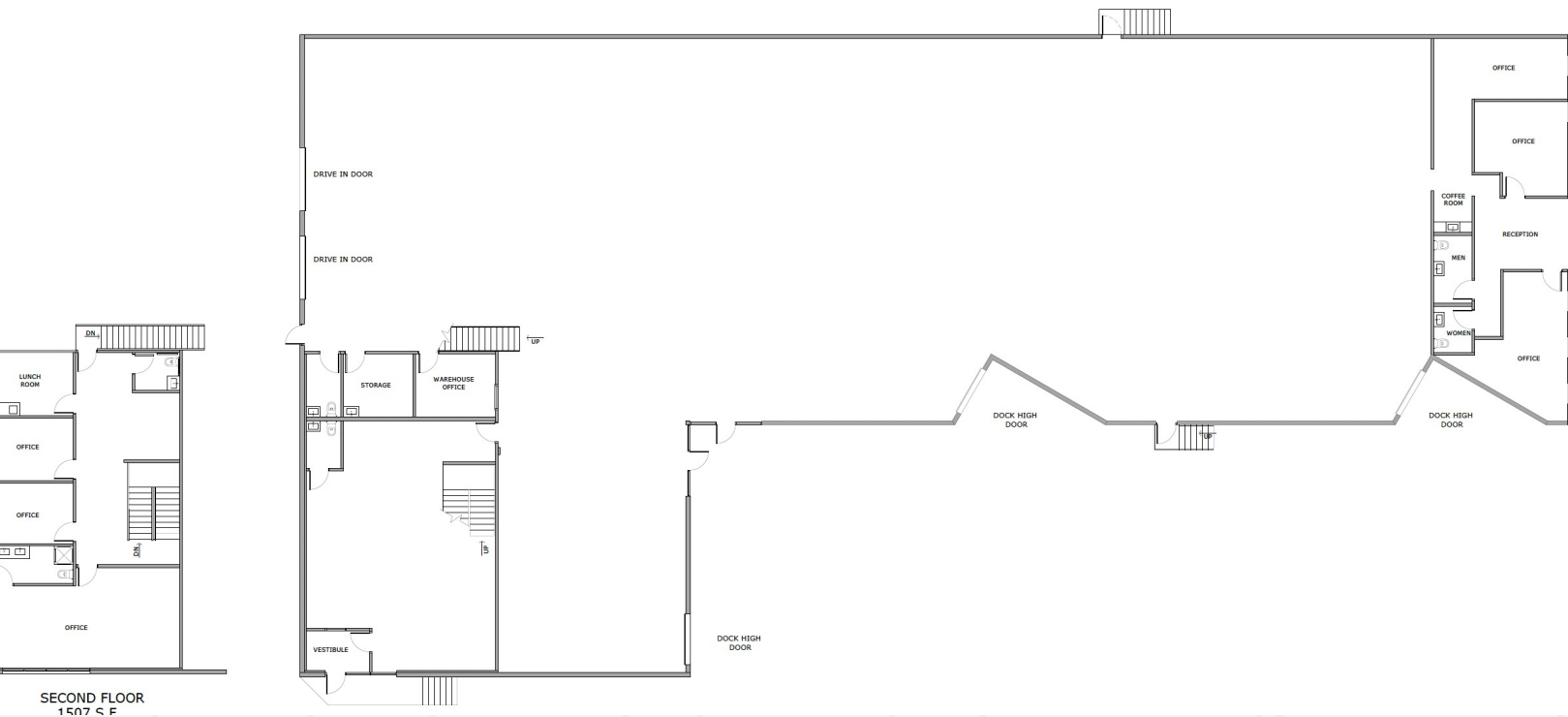


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CONTIGUOUS FLOORPLAN

CONTIGUOUS FLOOR PLAN



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UNIT A

UNIT A

60'-8"

7894 S.F.

WAREHOUSE
ESTIMATED S.F. 4540

DRIVE IN DOOR

DRIVE IN DOOR

100'-8"

DOCK HIGH
DOOR

FIRST FLOOR

SECOND FLOOR
1507 S.F.



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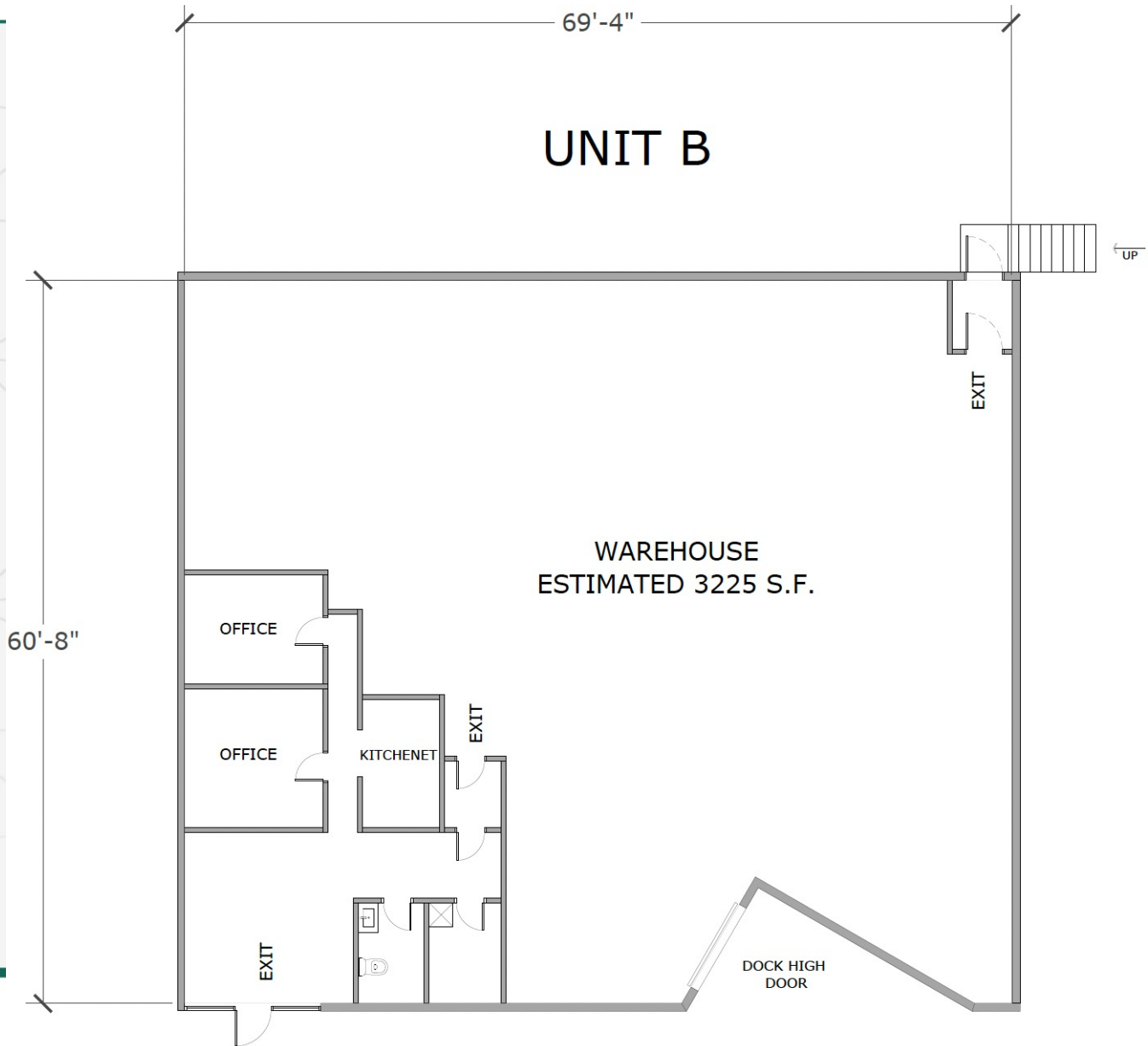
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UNIT B



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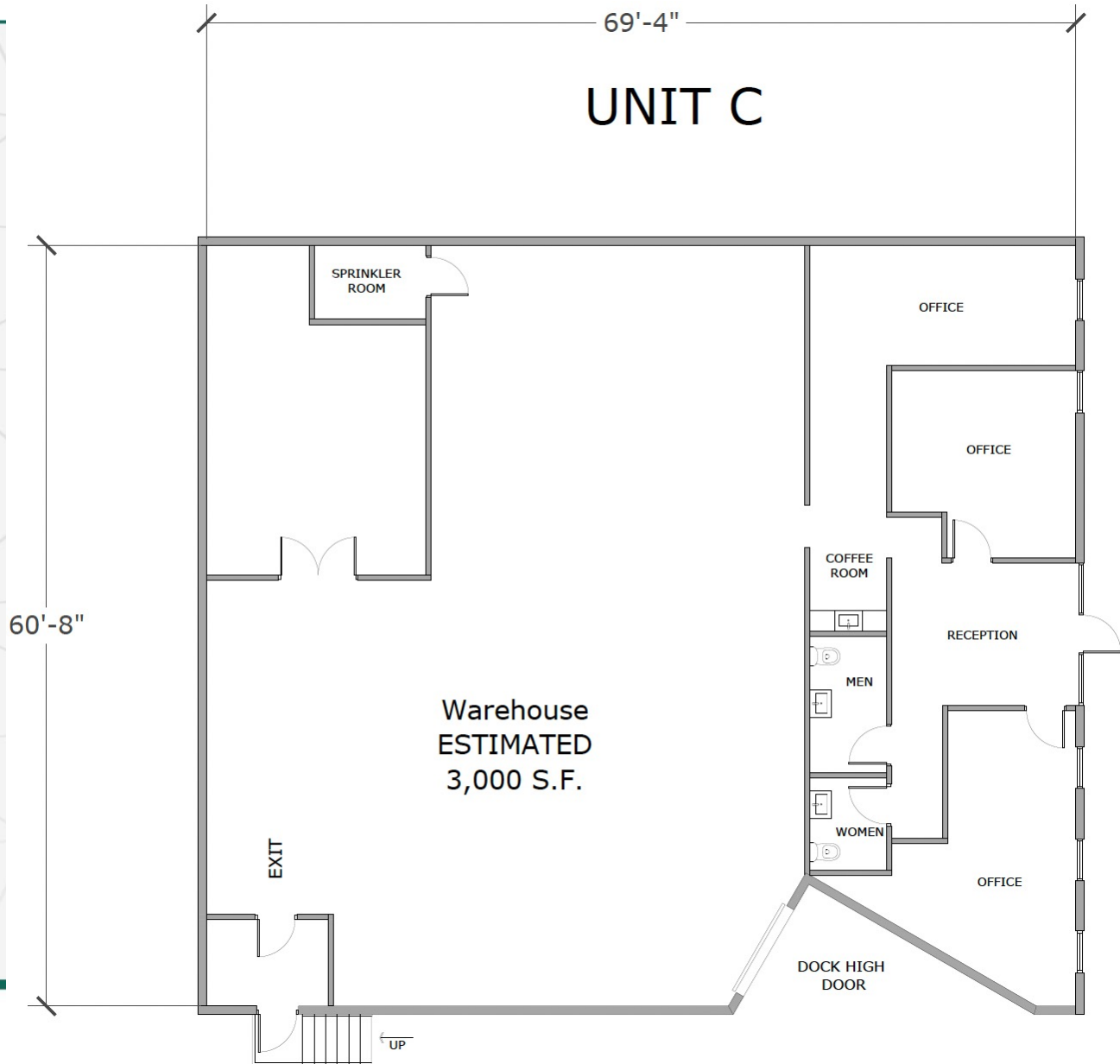
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UNIT C



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