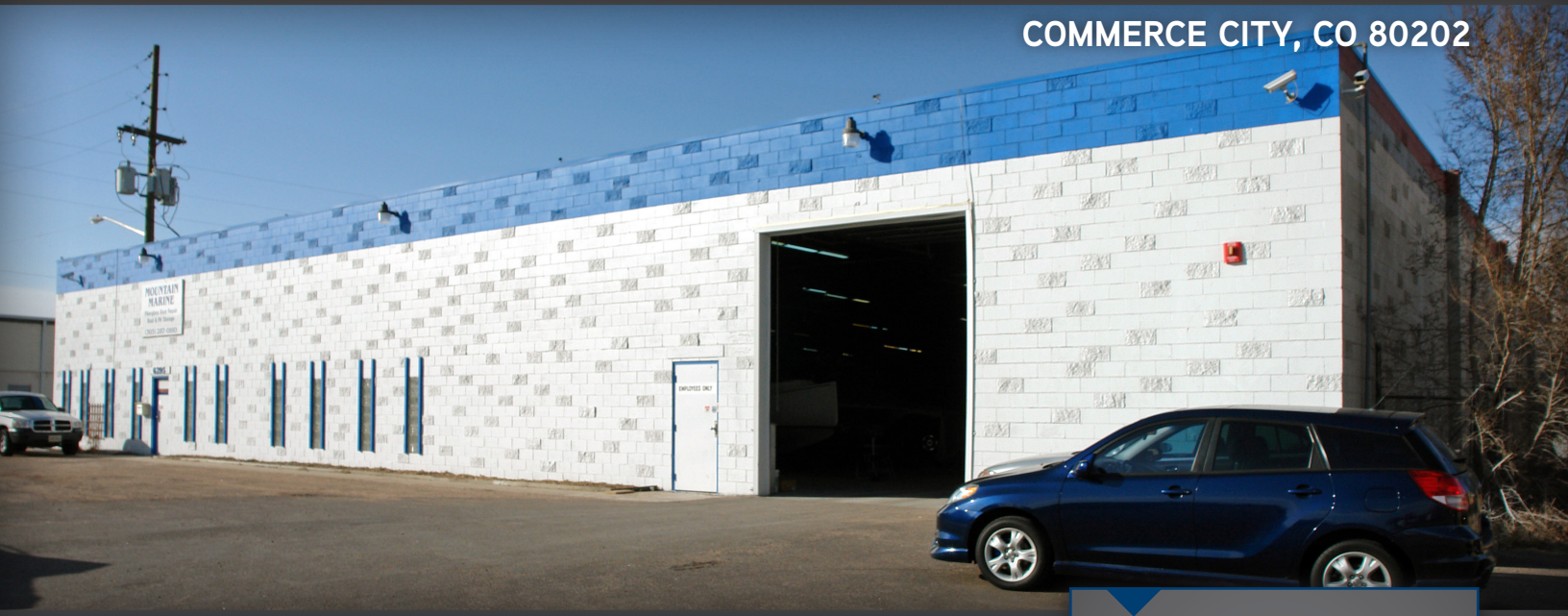


# INDUSTRIAL BUILDING FOR LEASE

# 6295 E. 56th Ave.

## COMMERCE CITY, CO 80202



## Building Information

- > Lease Rate: \$13.95/SF NNN
- > NNN: \$2.25/SF (Est.)
- > Total Building Size: 15,900 SF
- > Lot Size: 2.07 Acres
- > Office: 1,900 SF
- > Power: 800 Amps; 3-Phase (TBV)
- > Zoning: I-1 Commerce City
- > Clear Height: 18'
- > Sprinklered: Yes
- > Loading: Two (2) Oversized Drive-In Doors  
One (1) Dock Platform

## Highlights

- > Huge fenced yard
- > Enterprise Zone
- > Heavy power
- > Available August 1, 2018

6295 E. 56th Ave.  
Commerce City, CO 80022

## Contact Us

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