

# For Lease



5565 East 52nd Avenue, Commerce City, Colorado 80022

**I-2 ZONED & FENCED YARD!**



## 17,600 SF Industrial Building On 3.33 Acre Fenced Yard

### HIGHLIGHTS

- LARGE FENCED, PAVED, AND SECURED YARD
- TWIN T CONSTRUCTION WITH TWIN T ROOF
- FULLY RENOVATED OFFICE AREA
- NEW ROOF, RTU'S AND BIG ASS FAN™
- GREAT ACCESS TO I-70, I-270, AND DENVER INTERNATIONAL AIRPORT
- POTENTIAL VISIBILITY ON I-270
- GOOD CIRCULATION AROUND THE BUILDING

### PROPERTY FACTS

Building Size	17,600 SF 6,400 SF - Office
Site Size	±3.33 AC
Construction	Twin T
Zoning	I-2
Year Built	1974, Renovated 2015
Clear Height	14'
Loading	2 Drive-ins (9' x 10') & (11' x 14') 1 Dock-high (9' x 10') *More dock doors can be added
Power	220 Volt, 3-Phase
2023 Taxes	\$73,000 (2023)
Lease Rate	Contact Broker

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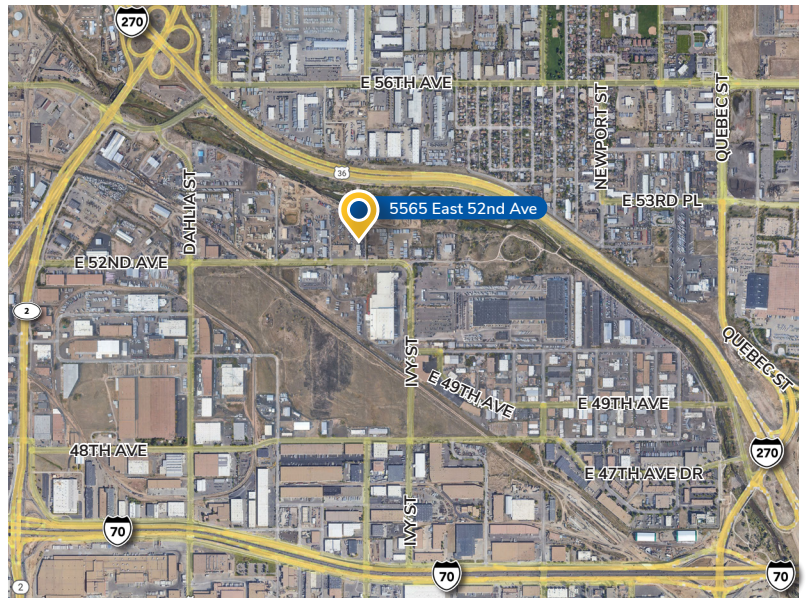
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