

FOR LEASE: 11,900 SF Office / Warehouse
on 1.5 Acres, Zoned I-2

5050 E 58th Avenue
Commerce City, CO 80022



- Secure Fenced, Paved & Lit Yard
- Heavy Power
- Central Location
- 1.5 Acre Site
- Easy Access To I-270 Via Vasquez Boulevard

| | |
|-----------------|----------------------------|
| Total SF: | 11,900 |
| Warehouse SF: | 5,112 |
| Office: | 6,788 |
| Site Size: | 1.5 AC |
| Ceiling Height: | 12' |
| Loading: | 4 Dock high doors & 1 ramp |
| Lease Rate: | \$12.50 NNN |



LOCAL EXPERTS. INDUSTRIAL STRENGTH.

RINGSBY REALTY CORPORATION

1336 Glenarm Place | Suite 200 | Denver, CO 80204
www.ringsbyrealty.com

Alex Ringsby, SIOR
alex@ringsbyrealty.com
(303) 892-0120

Scott Patterson
scott@ringsbyrealty.com
(303) 892-0121

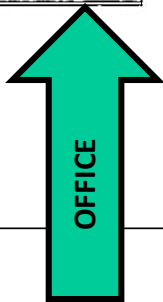
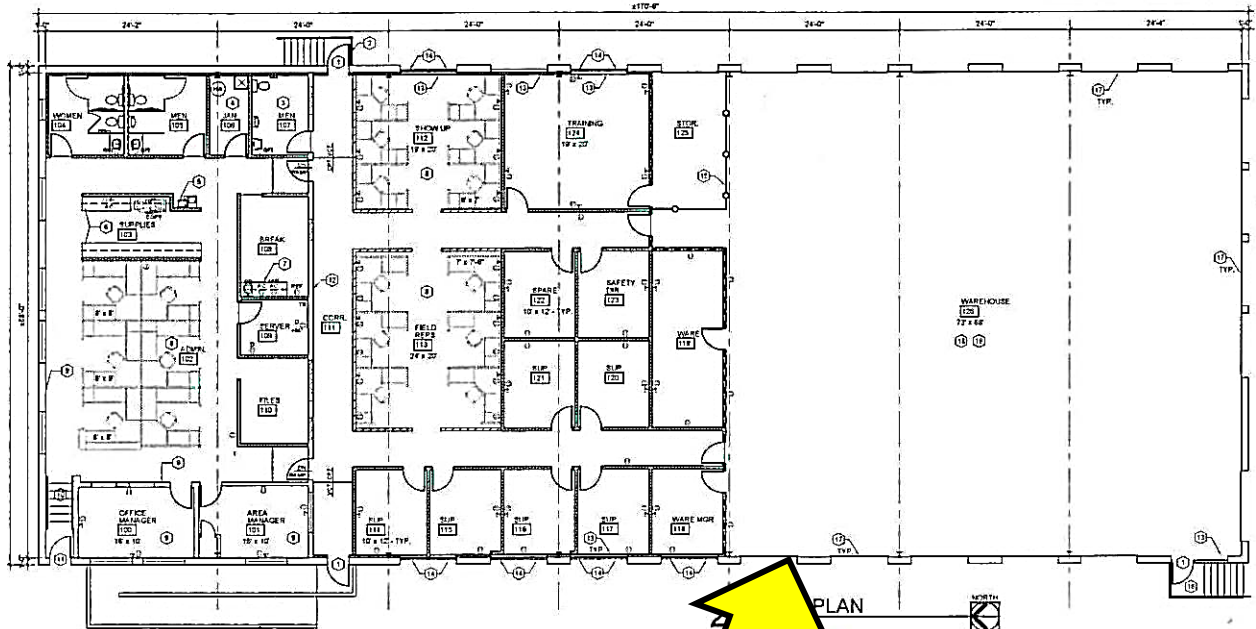
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OFFICE / WAREHOUSE FLOORPLAN ENLARGED



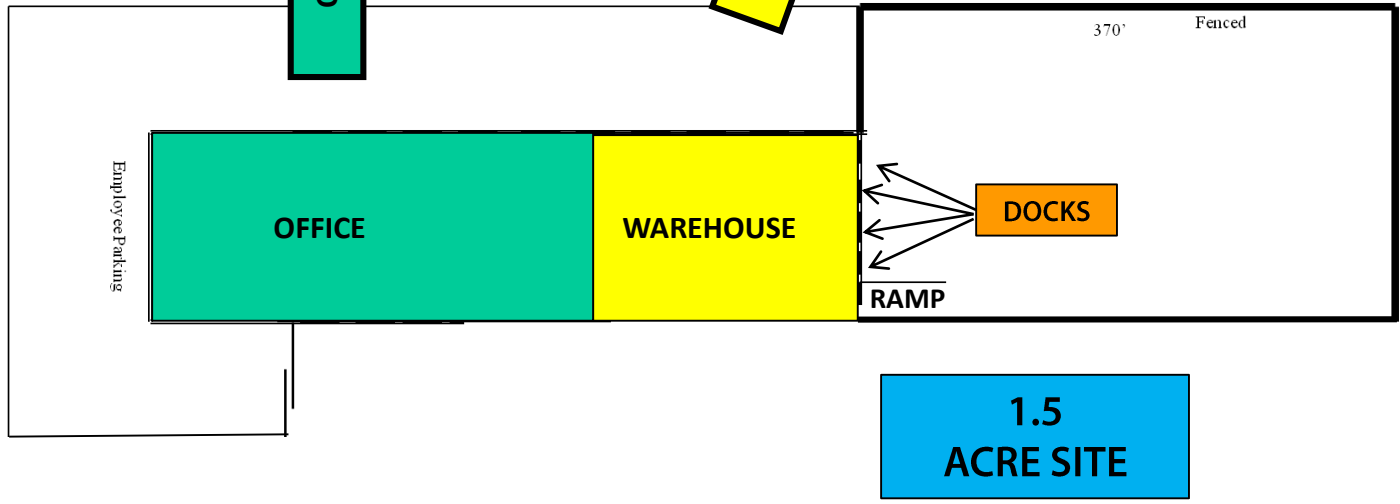
OFFICE



WAREHOUSE

Fairfax St.

SITE PLAN OVERVIEW



E. 58th Ave.

Employee Parking

OFFICE

WAREHOUSE

DOCKS

RAMP

370' Fenced

1.5
ACRE SITE



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