



27,280 SF ON 5.42 AC
I-2 FOR LEASE
5590 E. 55th Ave.
Commerce City, CO 80022



LOCAL EXPERTS.
INDUSTRIAL STRENGTH.



PROPERTY FEATURES:
BUILDING 1

Size: 19,280 SF
Year Built: 1981
2 level
Office: 6,000 SF
7 drive-thru bays
Loading: 14' x 18' doors



BUILDING 2

Size: 8,000 SF
Year Built: 2007
4 drive-in bays
Loading: 14' x 16' doors

Site Size: 5.42 AC

Zoning: I-2

Taxes: \$66,646.72 (2021)

Lease Rate: TBD

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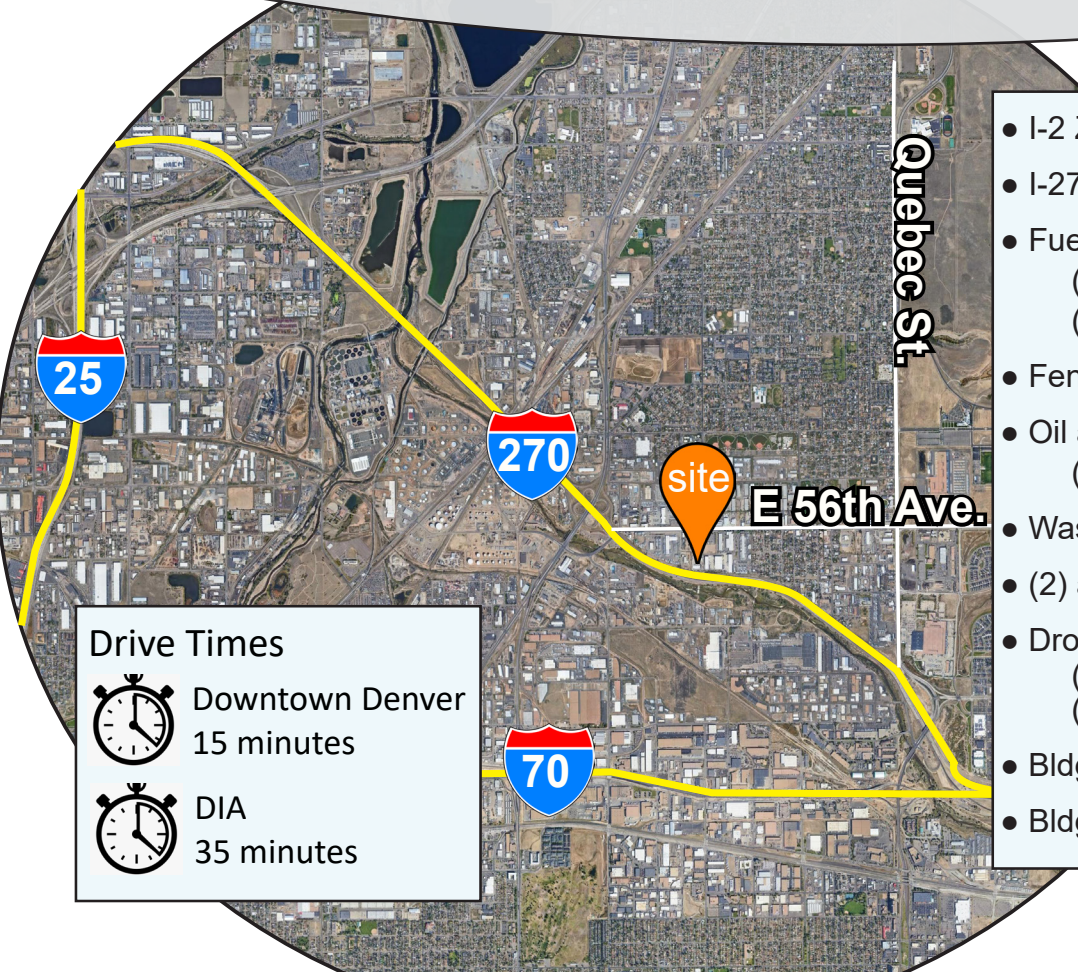


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- I-2 Zoning
- I-270 frontage
- Fuel system certified
 - (1) 10,000 gallon
 - (1) 6,000 gallon
- Fenced yard
- Oil and water separator
 - (2) 1,500 gallon vaults
- Wash bay w/ pressure washer
- (2) air compressors
- Drops, oil and waste oil tanks
 - (2) 750 gallon fresh oil tanks
 - (1) 250 gallon waste oil tank
- Bldg. 1 - 10 ton bridge crane
- Bldg. 2 - exhaust and sprinkler systems

Drive Times



Downtown Denver
15 minutes



DIA
35 minutes



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