



**LOCAL EXPERTS.
INDUSTRIAL STRENGTH.**

FOR SUBLEASE

**5720 Holly Street
Unit G
Commerce City, CO 80022**

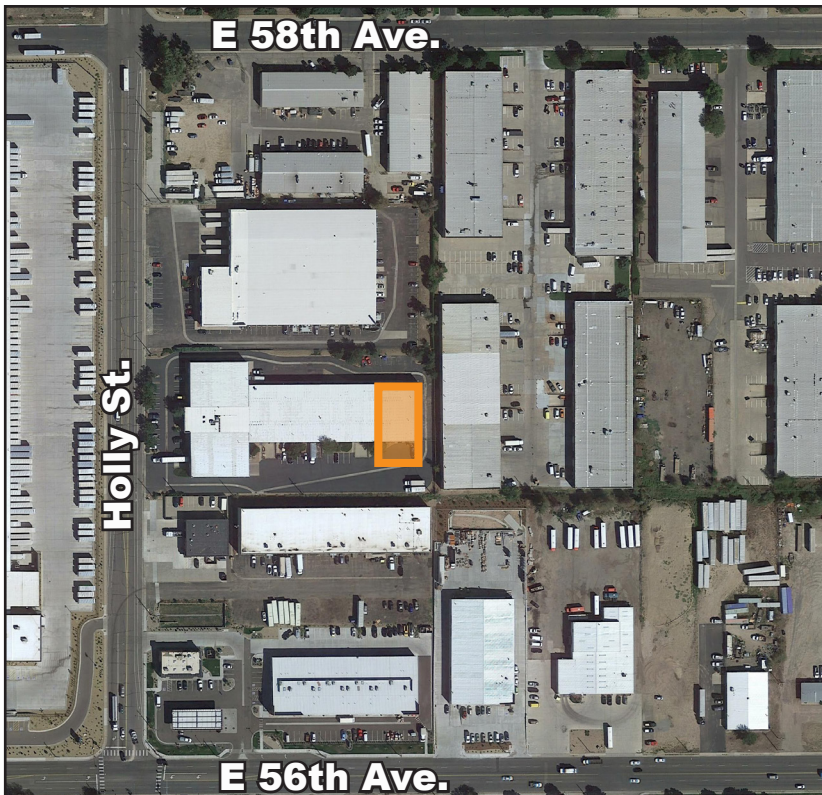


**10,800 SF available for Sublease
Sublease Rate: \$8.50/SF NNN**

Lease Expiration: 6/3/2026 - longer term possible

PROPERTY FEATURES:

Total Unit Size:	10,800 SF
Office:	1,400 SF
Ceiling Clearance:	16'-18'
Power:	600 amps/3 phase (to be verified)
Loading:	1 Dock & 1 Drive-in (oversized)
Sprinklered:	Yes
Year Built:	1984
Zoning:	I-1
NNN Expenses:	\$2.91/SF
Sublease Rate:	\$8.50/SF NNN



- Great access to I-70, I-76, I-270 & DIA
- Rare small dock high unit with drive-in

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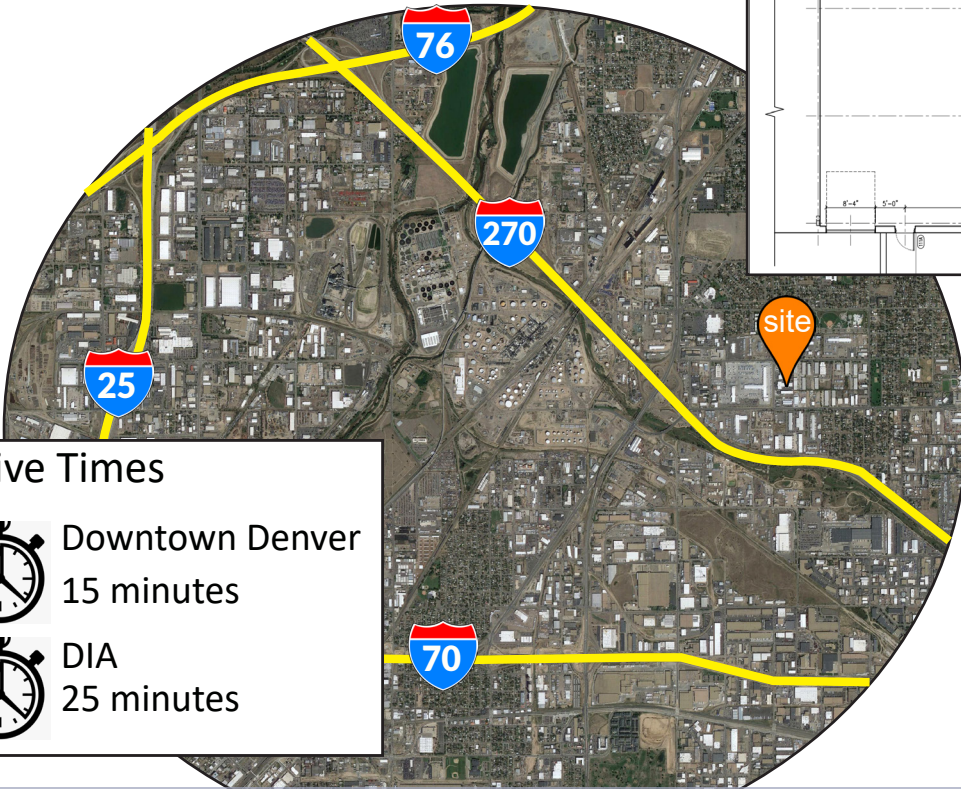
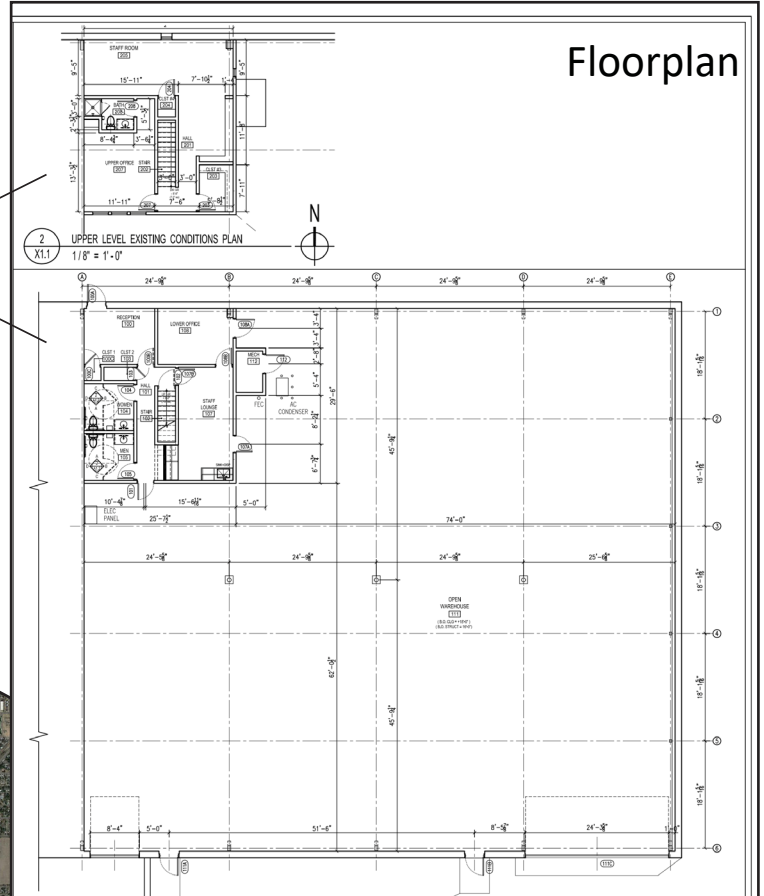
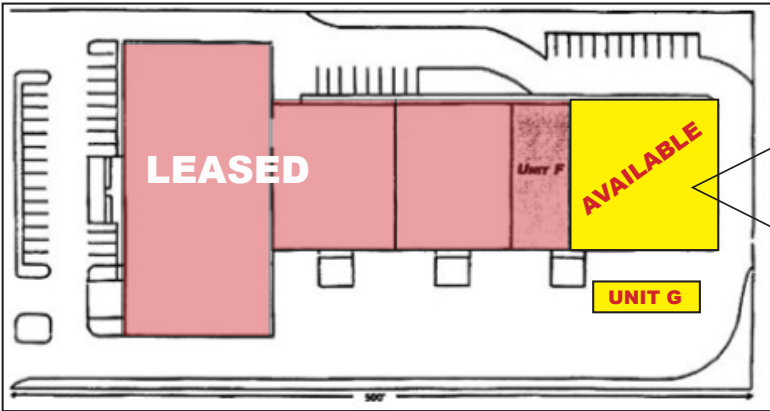


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Drive Times



**Downtown Denver
15 minutes**



**DIA
25 minutes**



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