



**LOCAL EXPERTS.
INDUSTRIAL STRENGTH.**

11,520 SF WAREHOUSE W/ 2 AC YARD FOR LEASE

**6875 E 54th Place
Commerce City, CO 80022**



PROPERTY FEATURES:

Building Size:	11,520 SF
Lot Size:	2.0 AC (1 additional AC possible)
Zoning:	I-2
Loading:	4 drive-thru bays
Zoned:	Outside storage
Year Built:	1978
LEASE RATE:	\$20,000/MO NNN
NNN:	\$5.25/SF (Estimated)

- Great outside storage site
- Onsite fuel tanks
- Fenced and lit yard



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Point of Contact:

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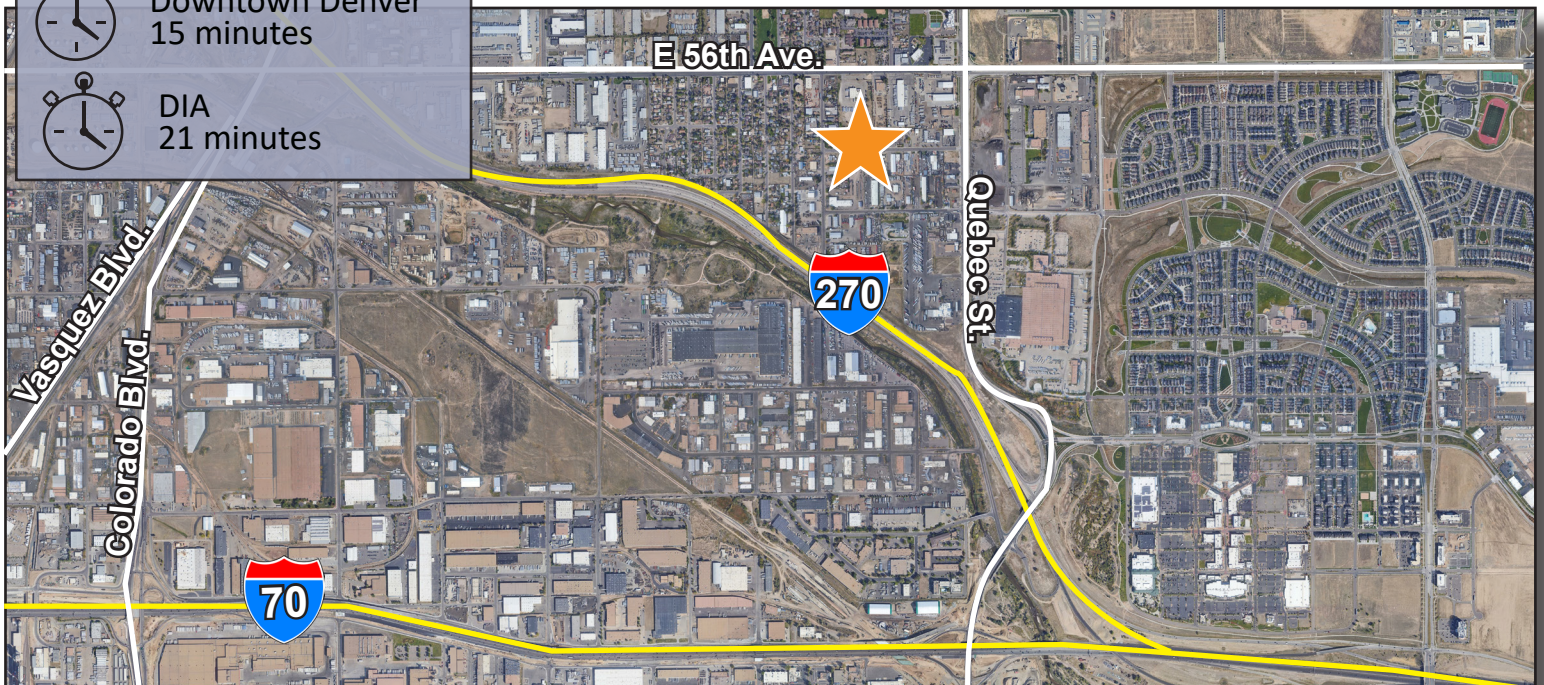
DRIVE TIMES



Downtown Denver
15 minutes



DIA
21 minutes



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