



**LOCAL EXPERTS.  
INDUSTRIAL STRENGTH.**

**FOR LEASE**

**5720 Holly Street  
Unit B&C**

**Commerce City, CO 80022**



**Multi-Tenant Industrial Warehouse**

**15,980 SF**

**Lease Rate: \$8.50/SF**

**PROPERTY FEATURES:**

**Total Unit Size:** 15,980 SF

**Office Size:** 750 SF (approximately)

**Ceiling Clearance:** 16' - 18'

**Loading:** 4 (8'x10') Docks  
1 (10'x16') Drive-in

**Sprinklered:** Yes

**Year Built:** 1984

**Zoning:** I-1

**Lease Rate:** \$8.50/SF NNN

**NNN Expenses:** \$4.18 (estimated)

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



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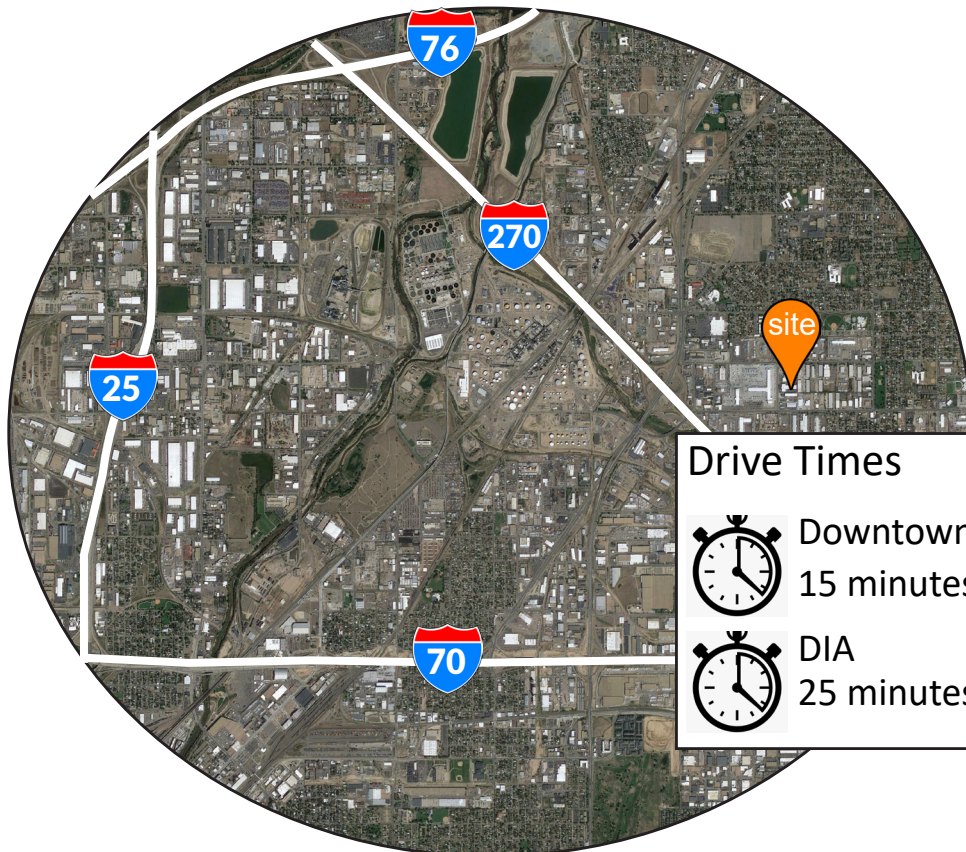
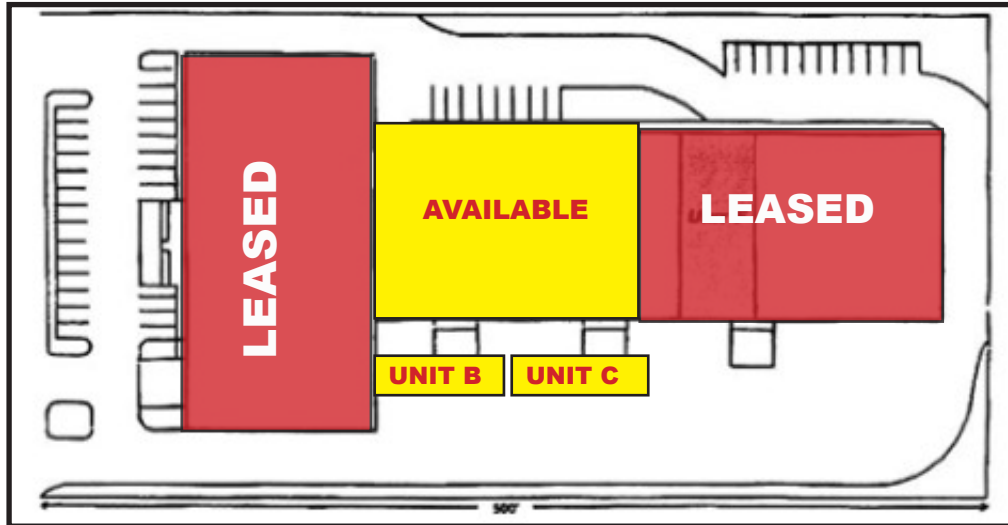


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**Drive Times**



Downtown Denver  
15 minutes



DIA  
25 minutes



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