



**LOCAL EXPERTS.
INDUSTRIAL STRENGTH.**

OFFICE/SHOP/WAREHOUSE SPACE FOR LEASE

**6451 E 49th Dr.,
Commerce City, CO 80022**



PROPERTY FEATURES:

| | |
|----------------------|----------------------|
| Available: | 3,926 SF |
| Office: | ±800± SF |
| Loading: | 2 drive-in doors |
| Clear Height: | 12' |
| Power: | 3-phase |
| Zoning: | I-1 S |
| LEASE RATE: | \$8.95/SF NNN |
| OPEX: | \$4.50/SF |

HIGHLIGHTS:

- Great access to I-70 & I-270
- Adjacent 11K± SF building w/ yard also available- large drive-thru bay, high ceiling, heavy power, bridge cranes.



© 2025 Ringsby Realty Corp. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Ringsby Realty Corp. and the Ringsby Realty Corp. logo are service marks of Ringsby Realty Corp. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of Ringsby Realty Corp. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



LOCAL EXPERTS.
INDUSTRIAL STRENGTH.

OFFICE/SHOP/WAREHOUSE SPACE FOR LEASE

6451 E 49th Dr.,
Commerce City, CO 80022

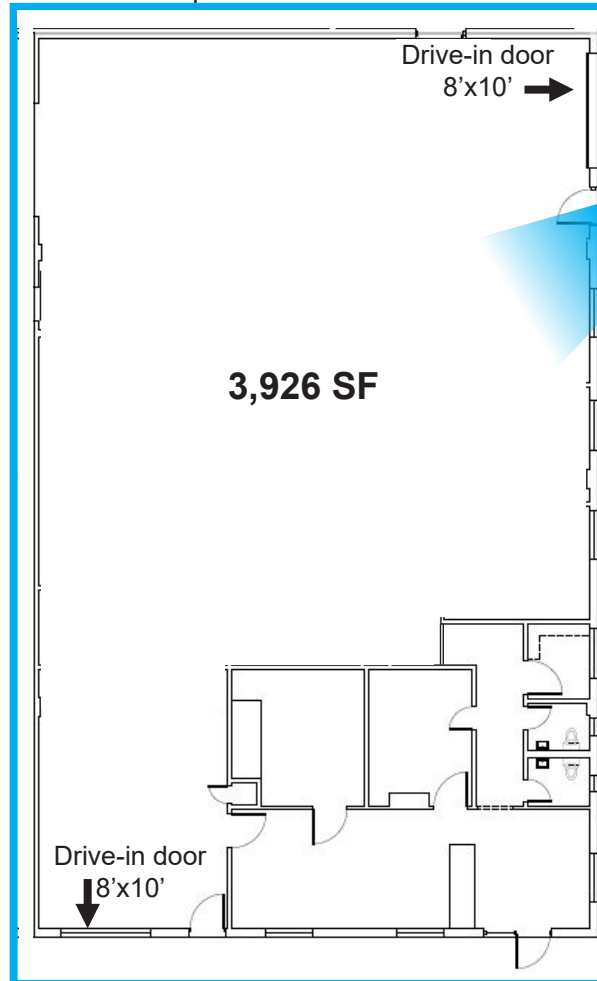
YARD = 15,244± SF

11,454± SF SPACE W/
YARD ALSO AVAILABLE



DRIVE TIMES

| | |
|-----------|------------|
| QUEBEC ST | 3 MINUTES |
| I-270 | 4 MINUTES |
| I-70 | 4 MINUTES |
| DIA | 20 MINUTES |
| DOWNTOWN | 15 MINUTES |



3,926 SF

3,926 SF

LOCAL EXPERTS. INDUSTRIAL STRENGTH.



1801 W. Colfax Ave.
Denver, CO 80204
www.ringsbyrealty.com

Point of Contact:

Jake Cook

jake@ringsbyrealty.com
(303) 892-0118

Tom Myers

tom@ringsbyrealty.com
(303) 892-0115