

G



6681 Colorado Boulevard, Commerce City, CO 80022

Smaller Grade-Level Industrial Units For Lease

FOR LEASE

PROPERTY HIGHLIGHTS

- Fully sprinklered building
- Over-sized drive-in loading doors
- Sky lights
- Radiant heat
- Each unit is 40' X 80'
- Drive-thru capable units
- Enterprise Zone qualified



**BUILDING SIZE:
25,600 SF**



**AVAILABLE UNIT SIZE:
3,200 SF**

LEASE RATE: \$14.00/SF MG

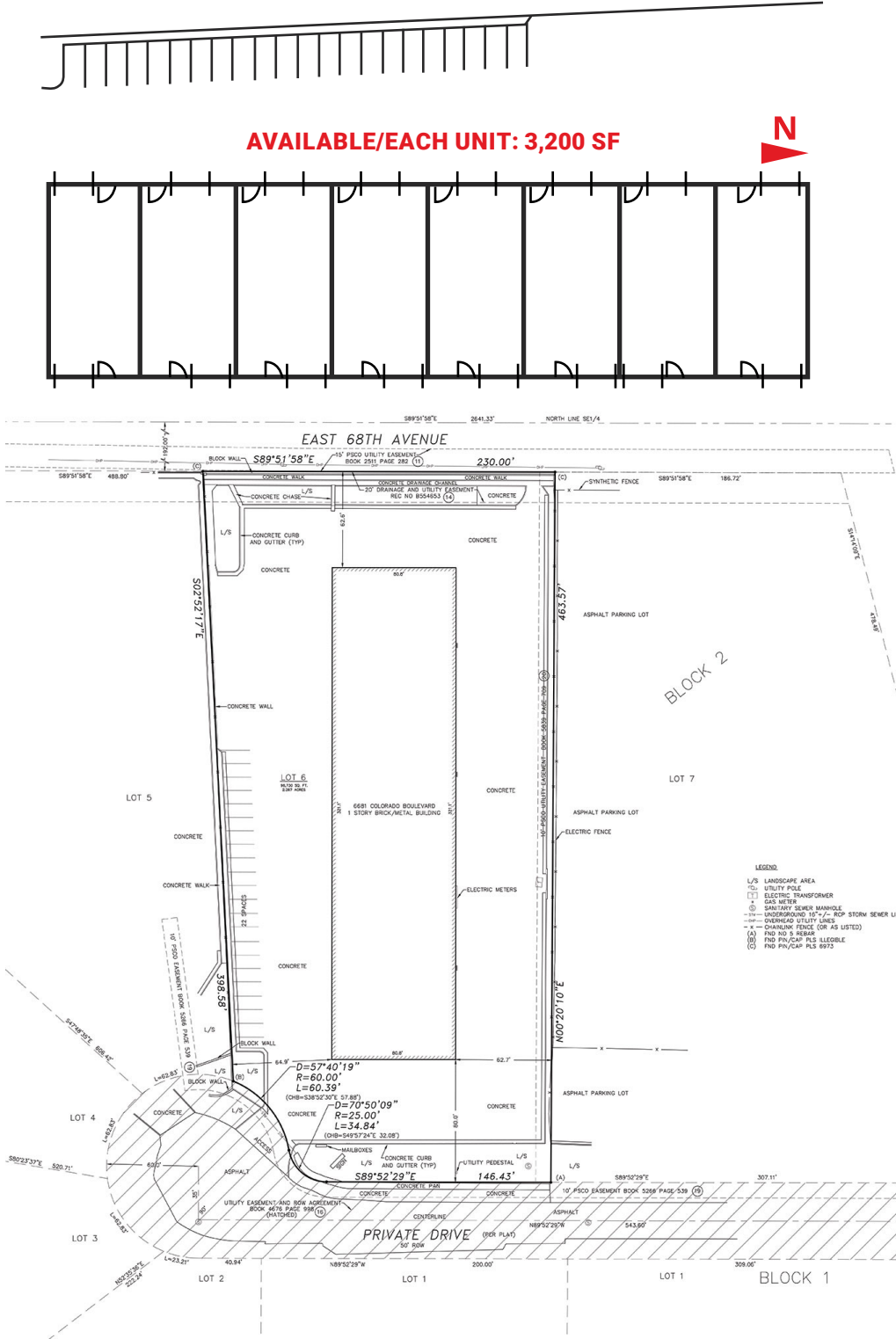
For More Information, Contact:

Russell Gruber | *Industrial Specialist / Owner*

(720) 490-1442

russell@grubercre.com

SITE PLAN



PROPERTY DETAILS

- **Building Size:** 25,600 SF
- **Available:** 3,200 SF
- **Office:** ±350 SF
- **Site Size:** 2.66 acres
- **YOC:** 1999
- **Construction Type:** Metal
- **Property Tax:** \$39,239.98
- **Loading:** (2) 14' X 10' drive-in loading doors per unit
- **Clear Height:** 18'ft
- **Heat:** Radiant
- **A/C:** Office wall units



For More Information, Contact:

Russell Gruber | *Industrial Specialist / Owner*
 (720) 490-1442
 russell@grubercre.com

