



FOR LEASE

7,500 SF Warehouse On 2.03 Acres  
4241 E 64th Ave | Commerce City, CO 80022



**Large Fenced & Secure Yard - Eight Oversized Drive-In Doors!**

CONTACT:

**BRAD GILPIN**

SENIOR VICE PRESIDENT

303.512.1196

[bgilpin@uniqueprop.com](mailto:bgilpin@uniqueprop.com)

UNIQUE PROPERTIES

400 S. BROADWAY

DENVER, CO 80209

(p) 303.321.5888

(f) 303.321.5889

[WWW.UNIQUEPROP.COM](http://WWW.UNIQUEPROP.COM)



## 4241 E 64TH AVE

### OFFERING SUMMARY

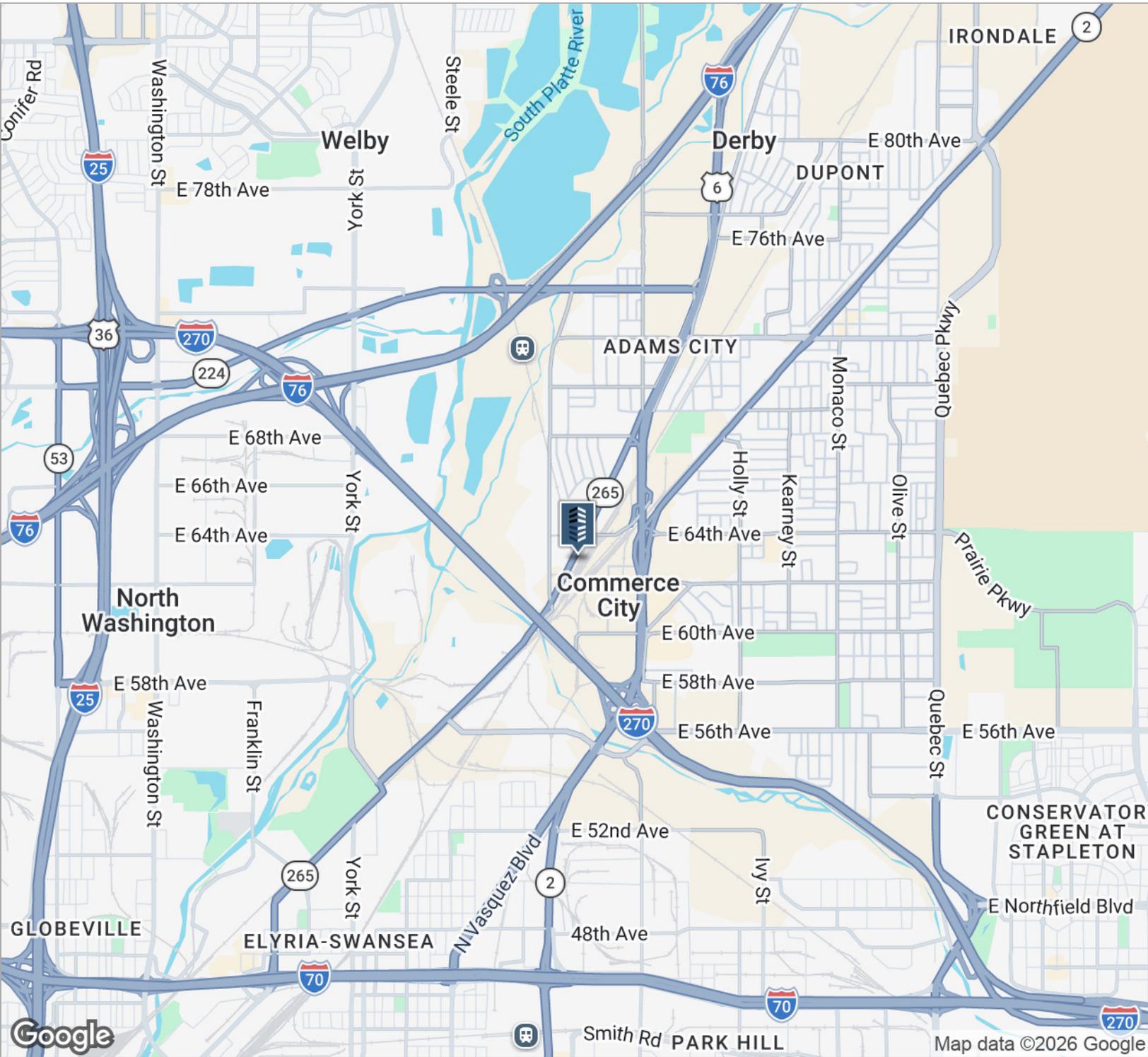
<b>Available SF:</b>	7,500 SF
<b>Lease Rate:</b>	\$39/sf NNN
<b>NNN's:</b>	\$5.61/sf
<b>Lot Size:</b>	2.03 Acres
<b>Building Size:</b>	7,500 SF
<b>Grade Level Doors:</b>	8
<b>Ceiling Height:</b>	14'-16' clear
<b>Year Built:</b>	1996
<b>Renovated:</b>	2026
<b>Zoning:</b>	I-3 Industrial
<b>County:</b>	Adams

### PROPERTY HIGHLIGHTS

- Just renovated, radiant warehouse heat and LED lights throughout
- New 1,400 SF office area with kitchenette, shower & locker room, two private offices and a reception area.
- Eight drive-in loading doors (seven 14'x14' and one 12'x14')
- Located in the Adams County Enterprise Zone
- The entire site is fenced, gated and well luminated
- Great access via I-270, I-225, I-70 and I-25
- Large 2-acre site zoned I-3 industrial
- Available for lease at just \$28,000 per month plus utilities
- Warehouse floor drains, great for truck maintenance and other related uses!







## CONTACT:

**BRAD GILPIN**  
 SENIOR VICE PRESIDENT  
 303.512.1196  
 bgilpin@uniqueprop.com

The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.