



# Freestanding Industrial with Fenced Yard

**6390 E. 49TH DRIVE  
COMMERCE CITY, CO 80022**

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## Available Space

13,340 SF

## Lease Rate

\$12.95/SF NNN

## Sale Price

\$2,750,000

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## Industrial for Sale or Lease

### Property Highlights

- Functional user building situated on 0.73 acre site
- Landlord make ready improvements complete!
- Fully paved site with secured yard and parking area
- 2-story  $\pm$ 4,000 SF office, plus 1,600 SF mezzanine (not included in SF)
- Infill location with easy access to I-70 and I-270
- Oversized grade level loading doors

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### Property Details

- Building Size:** 13,340 SF
- Office:** ±4,000 SF on 2 Stories
- Site Size:** 0.73 Acres
- Loading:** 3 Drive-In Doors (12' x 14')
- Power:** 400 Amps, 240 V, 3 Phase  
(to be verified)
- Clear Height:** 18'
- YOC:** 1979
- Zoning:** I-1-S

