

ALPINE INDUSTRIAL PARK

6025 and 6035 E. 76th Ave, Commerce City, CO 80022

Industrial Space for Lease

1,500 - 4,500 SF



Leasing Information:

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Offering Summary

Lease Rate:	Negotiable
Building Size:	27,000 SF
Available SF:	1,500 - 4,500 SF
Market:	Denver
Submarket:	Commerce City

Property Highlights

- 15' clear heights
- Building A - 12'-14' Drive-In Doors
- Building B - 14' Drive-In Doors
- 125-375 amps (120/220v), 3-phase (to be verified)
- Zoning I-1
- Additional space for fleets, box truck parking, and semi-truck turnaround
- Parking ratio 2.73/1,000SF

Location Overview

Alpine Industrial Park is a two-building infill industrial park located in the bustling commerce hub of Commerce City, recently acquired and repositioned by ownership, signaling renewed investment in the Park. The location offers unparalleled logistical advantages for a variety of industrial tenants:

- Easy access via Brighton Blvd./Vasquez Blvd
- Convenient to I-76 and I-270
- 5 minutes to Commerce City rail station
- 10 minutes to Original Thornton rail station
- 30 minutes to DIA

The area is surrounded by a variety of industrial and manufacturing companies, creating a strong business ecosystem. Nearby amenities, such as The Shops at Northfield Stapleton and Dick's Sporting Goods Park, provide convenient dining, entertainment, and shopping options for employees.

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Floor Plan

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6025 - Building A



6035 - Building B



Suite	Size	Description
6025 E. 76th Ave., Building A, Suite C-D	3,000 SF	Warehouse office space with two 12' drive-in doors and mezzanine storage space above office area
6025 E. 76th Ave., Building A, Suite E-G	4,500 SF	Multiple office spaces with two 12' drive-in doors; warehouse has radiant heat, compressed air, and water hookup
6035 E. 76th Ave., Building B, Suite A	1,500 SF	Warehouse office space with 14' drive-in door; suite has floor drain
6035 E. 76th Ave., Building B, Suite D	1,500 SF	Warehouse office space with 14' drive-in door, mezzanine storage space above office area, waterline hookup

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