

# 6865

## E 48TH AVE

COMMERCE CITY, CO 80216

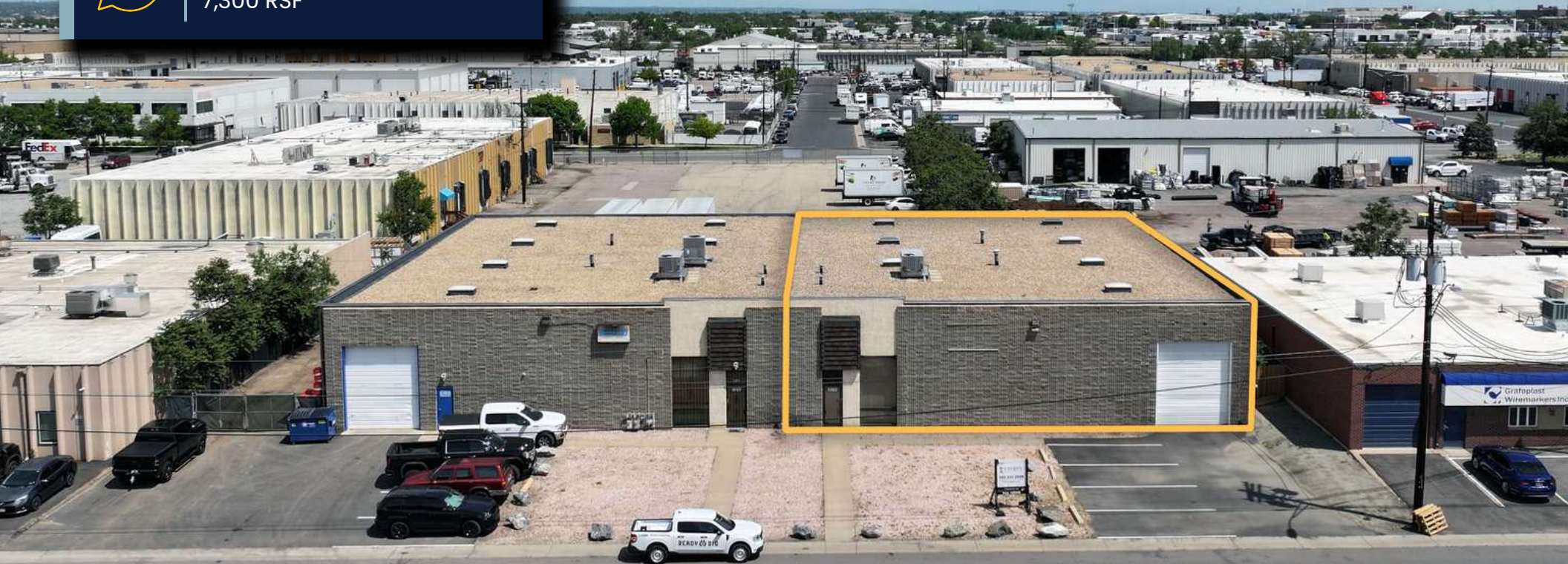
LEASE RATE

**\$11.75/RSF (NNN)**



### INDUSTRIAL WAREHOUSE

7,300 RSF



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# PROPERTY HIGHLIGHTS

|                        |  |
|------------------------|--|
| Address                | 6865 E 48th Ave<br>Commerce City, CO 80216 |
| Lease Rate             | \$11.75/ RSF (NNN)                         |
| NNN Expenses           | \$5.28/SF                                  |
| Total Available SF     | 7,300 RSF                                  |
| Rent per month         | \$7,148/mo                                 |
| NNN Expenses per month | \$3,212/mo                                 |
| Total Monthly Rent     | \$10,360/mo                                |
| Warehouse SF           | 6,600 RSF                                  |
| Office SF              | 700 RSF                                    |
| Lot SF                 | 30,492 SF                                  |
| Drive In Door          | 1 - (12' x 14')                            |
| Ceiling Height         | 18'  |
| Power                  | 3Phase, 220 Volt (TBV)                     |
| Year Built             | 1979                                       |
| Zoning                 | I-2  |



Hard to find 7,300 RSF unit includes 700 RSF of office space, two restrooms, and 6,600 RSF of column-free warehouse space. The building features durable twin-tee construction and is ideally situated between I-70 and I-270, offering excellent access to major transportation routes. Conveniently located just a short drive from Downtown Denver and Denver International Airport.

- Ideal for automotive, contractors, landscapers, distribution, and related-type uses
- Twin-tee construction
- Column free warehouse
- Move-in ready condition
- Located in an Enterprise Zone

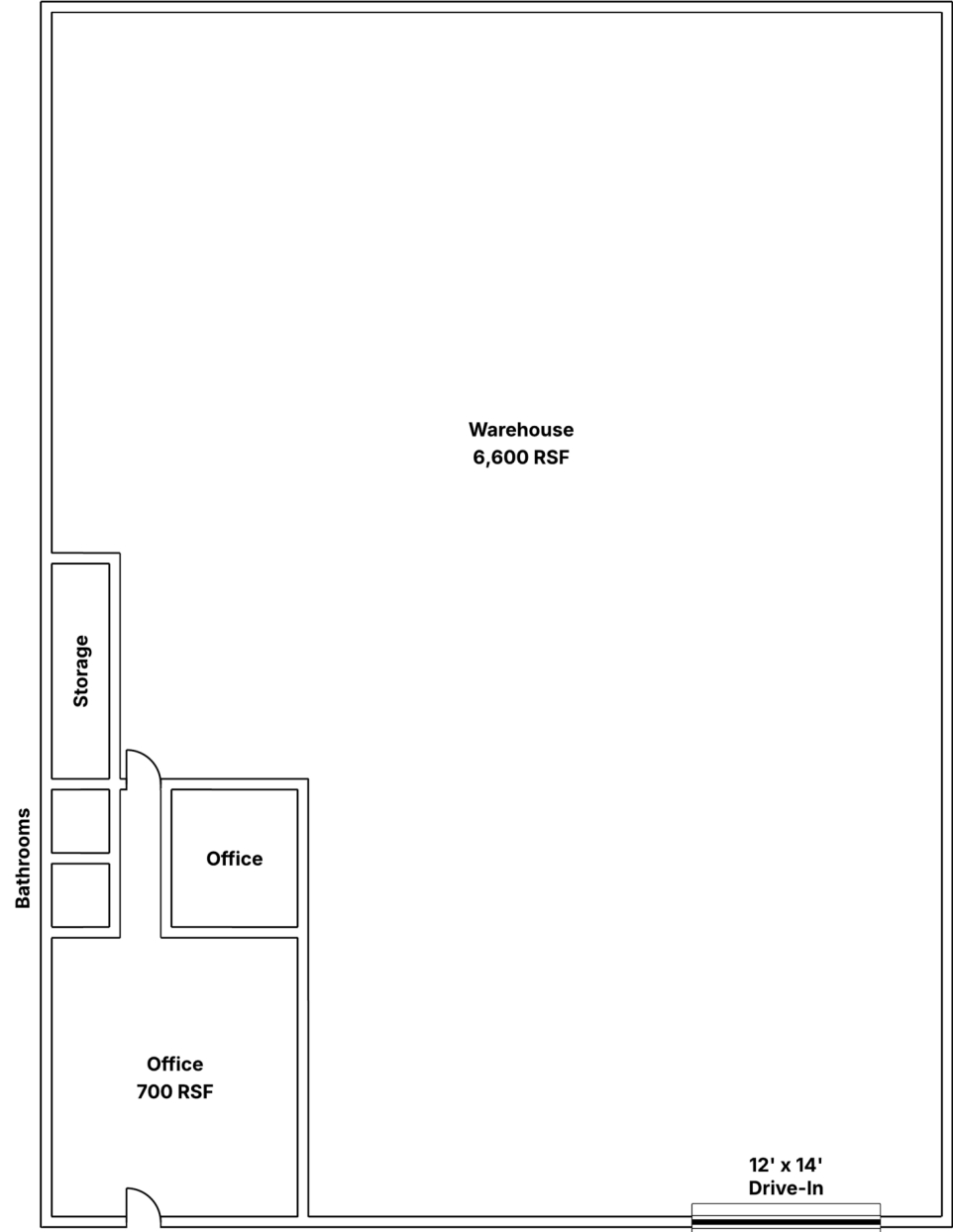




## ADDITIONAL PHOTOS

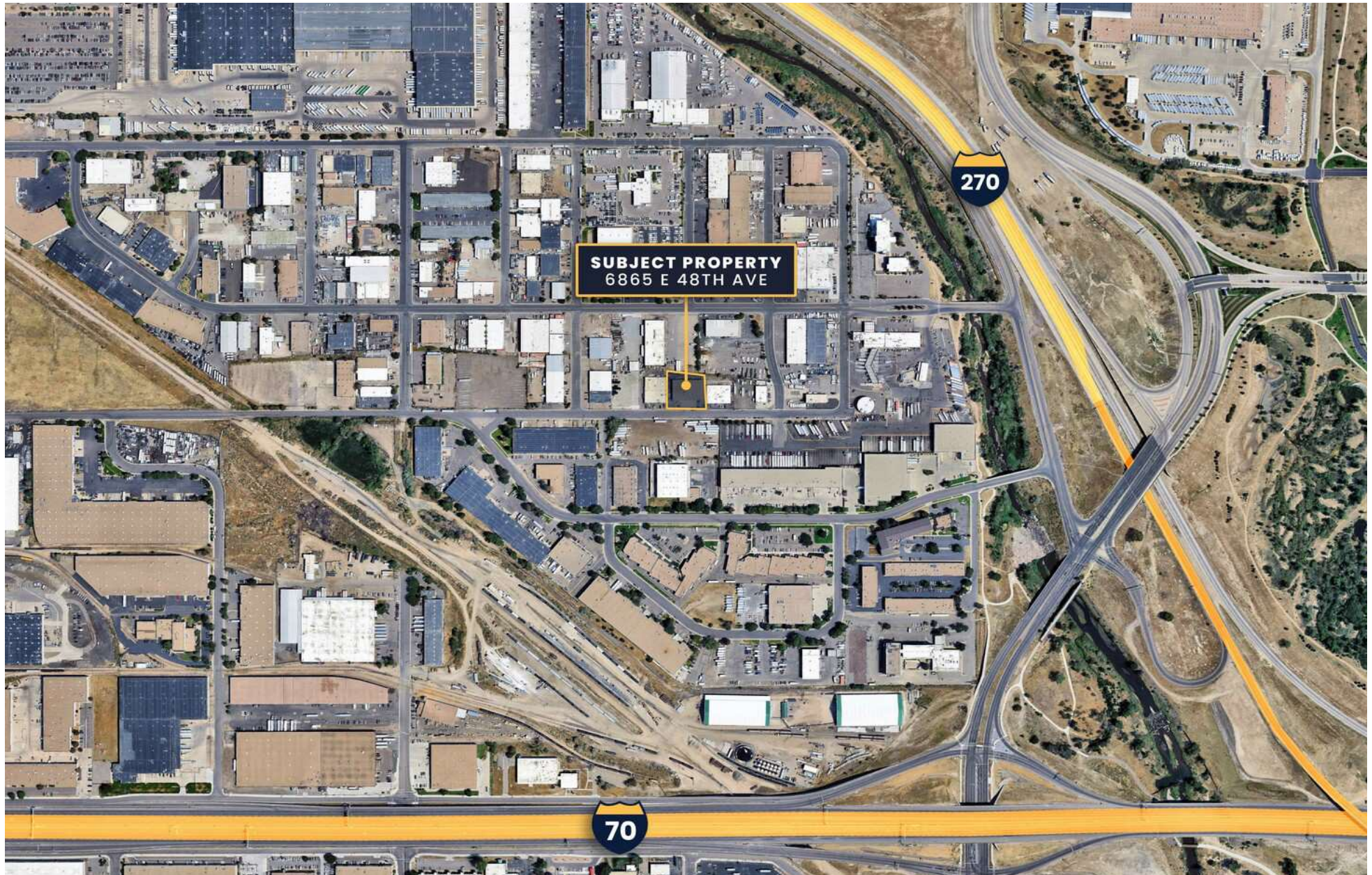


# FLOOR PLAN





# SITE AERIAL







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