

# 4308 E 60<sup>TH</sup> AVENUE

Commerce City, CO 80022



## LAND AVAILABLE FOR LEASE

±1 AC



### FOR LEASE INFORMATION:

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# BUILDING SPECIFICATIONS

## HIGHLIGHTS

ADDRESS	4308 E 60th Avenue Commerce City, CO 80022
LAND SIZE	±1 AC
ZONING	I-3, Heavy Industrial
LEASE RATE	Contact broker
CITY/COUNTY	Commerce City/Unincorporated Adams

- **Secure, fully fenced yard** ideal for equipment or fleet storage
- **Strategically located** near I-270, I-70, and Vasquez Blvd
- **Positioned in a dense, high-demand** industrial corridor with strong tenant activity



# LOCATION AERIAL



## DESTINATION

## DRIVE TIMES

## MILEAGE

DENVER INTERNATIONAL AIRPORT	25 Minutes	21 Miles
DOWNTOWN DENVER	15 Minutes	7.5 Miles
CENTENNIAL AIRPORT	34 Minutes	26 Miles
FORT COLLINS	1 Hour	61 Miles
COLORADO SPRINGS	1 Hour 10 Minutes	78.1 Miles



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