

INDUSTRIAL SPACE FOR LEASE

Sand Creek Business Park

3975 EAST 56TH AVENUE | UNIT A-12, COMMERCE CITY, CO 80022



Building Information

- › Availability: Unit A-12 - 1,250 SF with ±700 SF Office
- › Base Rent: \$12.50/SF/NNN
- › Expenses (Est.): \$6.85/SF NNN (2026)
- › Monthly Rent: \$2,015.63 Modified Gross
- › Yard Available: \$1,150.00/Mo. Additional
- › Loading: One (1) Drive-In Door (12'x 12')
- › Clear Height: 16'
- › Year Built: 1982
- › Power: 100-200 Amps/3-Phase Per Unit
- › Zoning: I-2
- › Access: I-270 & Vasquez
- › Available: January 1, 2026

Highlights

- › Great industrial Property Located in the North Market at I-270 & Vasquez
- › Clean Units from 1,250 SF
- › Ample Parking



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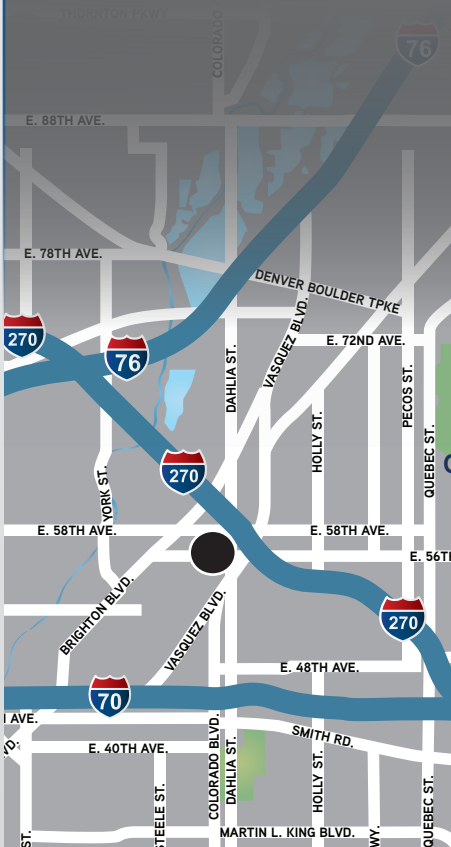
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Accelerating success.

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 3975 E. 56th Avenue
 Unit A-12
 Commerce City, CO 80022

Contact Us

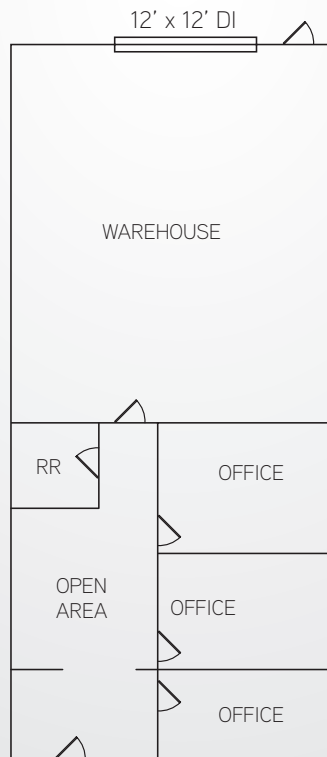
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NORTH



Unit A-12 Floorplan



NORTH

