

Industrial Site

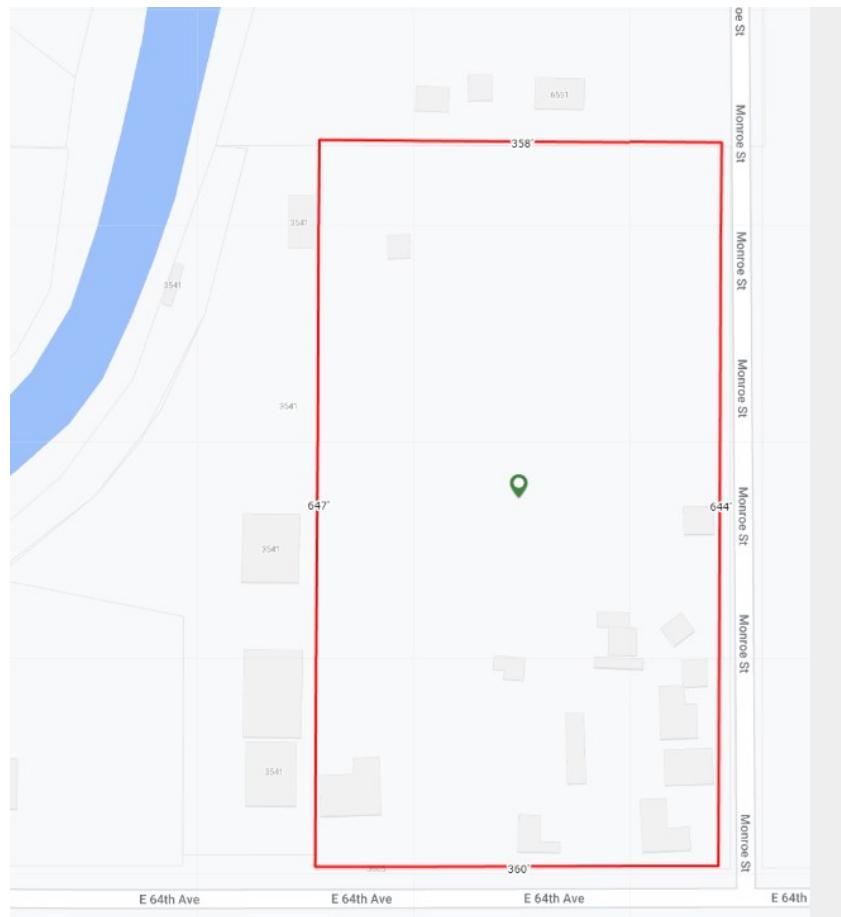
6401 Monroe St, Commerce City, CO 80022

4.3 Acres with 1300sf office space for rent



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Industrial Site

\$54,000 /SF/YR

4.34 acres of industrial use (I 1) land for lease in Commerce City that is perfect for your trucking company, construction company or outdoor storage. The site is flat and covered with 12 inches of recycled asphalt, so heavy equipment is no problem. Power and private access is available, along with a 1300sf remodeled bungalow that has been converted to office / rest space.

Ideally located in the center of the metro area, with great access to I76, I70, 270, I25 and Hwy 85....

- Industrial site
- Can accommodate heavy equipment
- Great central location
- 1300 sf office space



Rental Rate:	\$232,200 year
Property Type:	Land
Property Subtype:	Industrial
Proposed Use:	Industrial
Rental Rate Mo:	\$19,350

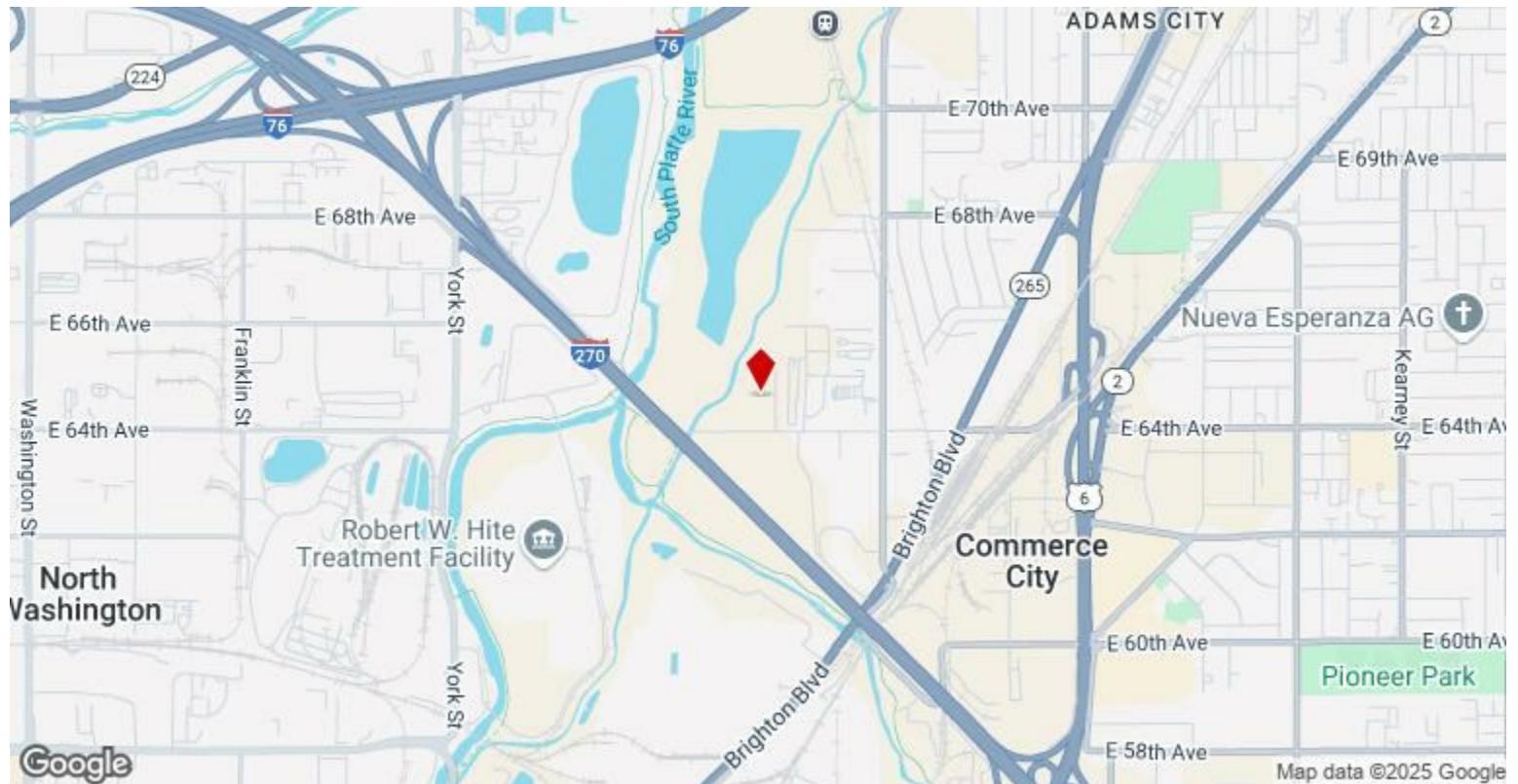


Space 1

1

Space Available	189,050 SF
Rental Rate	\$54,000 /SF/YR
Date Available	Now

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Ideally located in the center of the metro area, with great access to I76, I70, 270, I25 and Hwy 85.

Property Photos



1300 sf office and rest space



4.3 Acres with 12" recycled asphalt base

Property Photos



4.3 Acres with 12" recycled asphalt base



4.3 Acres with 12" recycled asphalt base

Property Photos



Private access and fenced in



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