



www.ModernRECommercial.com

4251 Kipling Street Suite 150  
Wheat Ridge, CO 80033

# INDUSTRIAL WITH FENCED YARD FOR SALE

6301 E 71st Ave, Commerce City, CO 80022  
**PRICE REDUCED**



## Property Summary

Price | ~~\$900,000~~ \$850,000  
**PRICE REDUCED**

Lease Rate | \$12/RSF/NNN

Building Size | 4,320/SF

Lot Size | 0.28 acres (12,197/SF)

Year Built | 1966 (Renovated 2017)

Drive In Doors | Five (5)

Ceiling Height | 8'

Fenced Yard | Yes  
(approximately 7,755/SF)

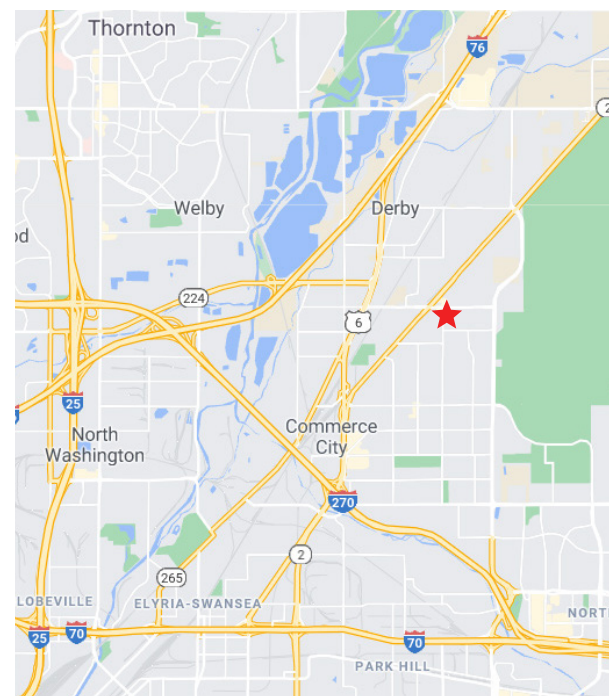
Zoned | C-3

2024 Taxes | \$20,113

**IDEAL PROPERTY FOR ALL TYPES OF  
CONTRACTORS/SUB-CONTRACTORS**

## Property Overview

6301 E 71st Avenue is a 4,320/SF Industrial Building with easy access to Highway 2 and I-76 with a secured fenced yard and 1,800/SF of Office space and 2,500/SF of Warehouse space (approximately)



For more information,  
please contact:

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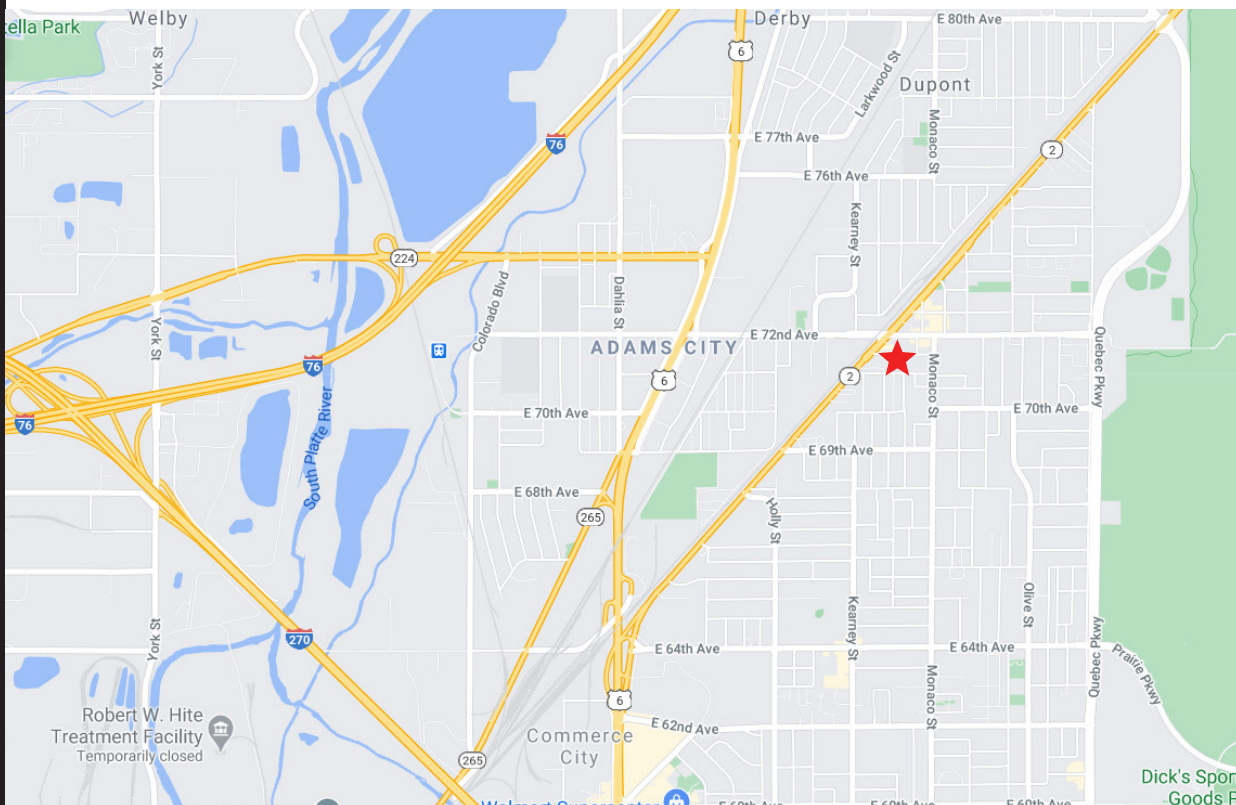


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