

FOR LEASE

# 7905 I-76 Service Road

Commerce City, CO 80022



## 7,584 SF on 2.74 Acres for Lease In Central Denver

Leased by



**CUSHMAN &  
WAKEFIELD**

# PROPERTY FEATURES



## Completed Improvements:

**Updated Road Base** - Full road base work completed across the site for improved durability and appearance

**Spec Office & Restroom Upgrades** - Office and restroom spaces fully renovated

**±7,584 SF**

Building Size

**I-2**

Zoning

**200 Amps, 480 Volt  
3 Phase**

Power

**Commerce City/  
Adams**

City/County

**Fully Fenced/  
Secured Lot**

**2,300 SF  
Weather Shelter  
(Not Part of RBA)**

**2.74 Acres**

Site Size

**2002**

Year Built

**3 Drive-In Doors**

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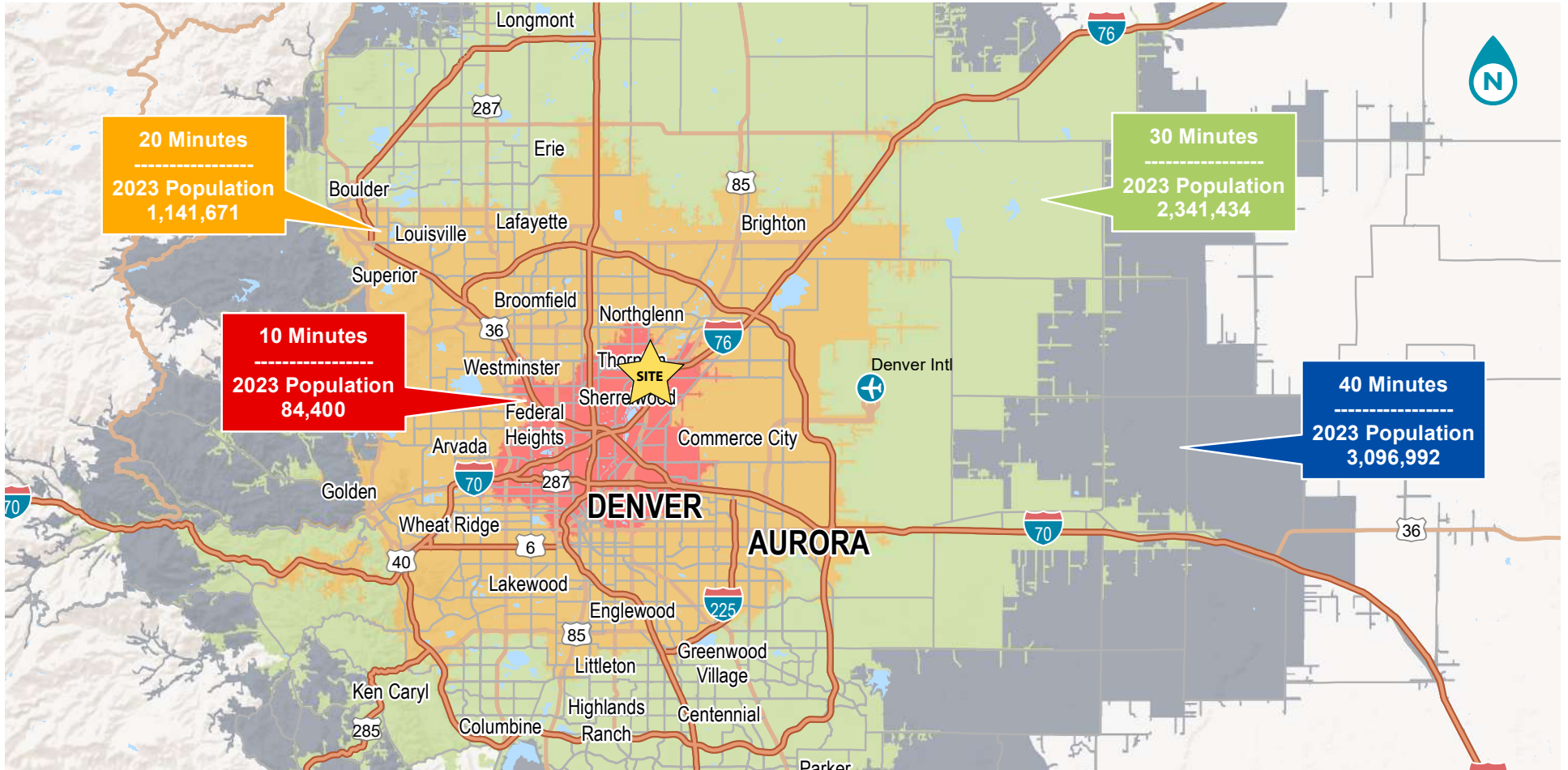
**Contact Brokers**

Lease Rate

**±600 SF  
Portable Office**

Additional Site Improvements:

# LOCATION OVERVIEW



210,391  
**POPULATION**  
*Within 5 Miles*

1,183,835  
**POPULATION**  
*Within 10 Miles*



226,652  
**WORKERS**  
*Within 5 Miles*

1,245,248  
**WORKERS**  
*Within 10 Miles*



\$107,959  
**AVG. INCOME**  
*Within 5 Miles*

\$133,234  
**AVG. INCOME**  
*Within 10 Miles*



34.4  
**AVG. AGE**  
*Within 5 Miles*

35.3  
**AVG. AGE**  
*Within 10 Miles*

# CORPORATE NEIGHBORS





**WAREHOUSE INTERIOR**



**WAREHOUSE INTERIOR**



**SECOND FLOOR OFFICE**



**FIRST FLOOR OFFICE**

For More Information Please Contact Our Team:

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