

FOR LEASE

5151 E. 56TH AVENUE, COMMERCE CITY, CO 80022



5,452 - 16,260 SF INDUSTRIAL SHOP/OFFICE

5,452 SF: \$12.50/SF | 10,808-16,260 SF: \$11.50/SF + NNN

Total Available SF:	16,260 SF
Year Built:	1966
Zoning:	I-2 (Commerce City)
Property Taxes (2024):	\$3.67/SF
CAM:	\$0.86/SF
Insurance:	\$0.80/SF
Total NNN:	\$5.33/SF
Total Site Size:	38,768 SF
Clear Height:	17' - 21'

UNIT 1	
Size:	5,452 SF
Office:	None
Loading:	1 - 10'x10' Drive-In 1 - 12'x14' Drive-In 1 - 14'x14' Drive-In
Crane:	1 - 3-Ton Bridge 1 - 3-Ton Jib 1 - 1/2-Ton Jib

UNIT 2	
Size:	10,808 SF
Office:	Approx. 4,153 SF (Includes Unfinished Mezzanine)
Loading:	1 - 12'x12' Drive-In 1 - 12'x14' Drive-In Dock
Crane:	1 - 5-Ton Bridge 1 - 1/2-Ton Jib 1 - 1/2-Ton Jib

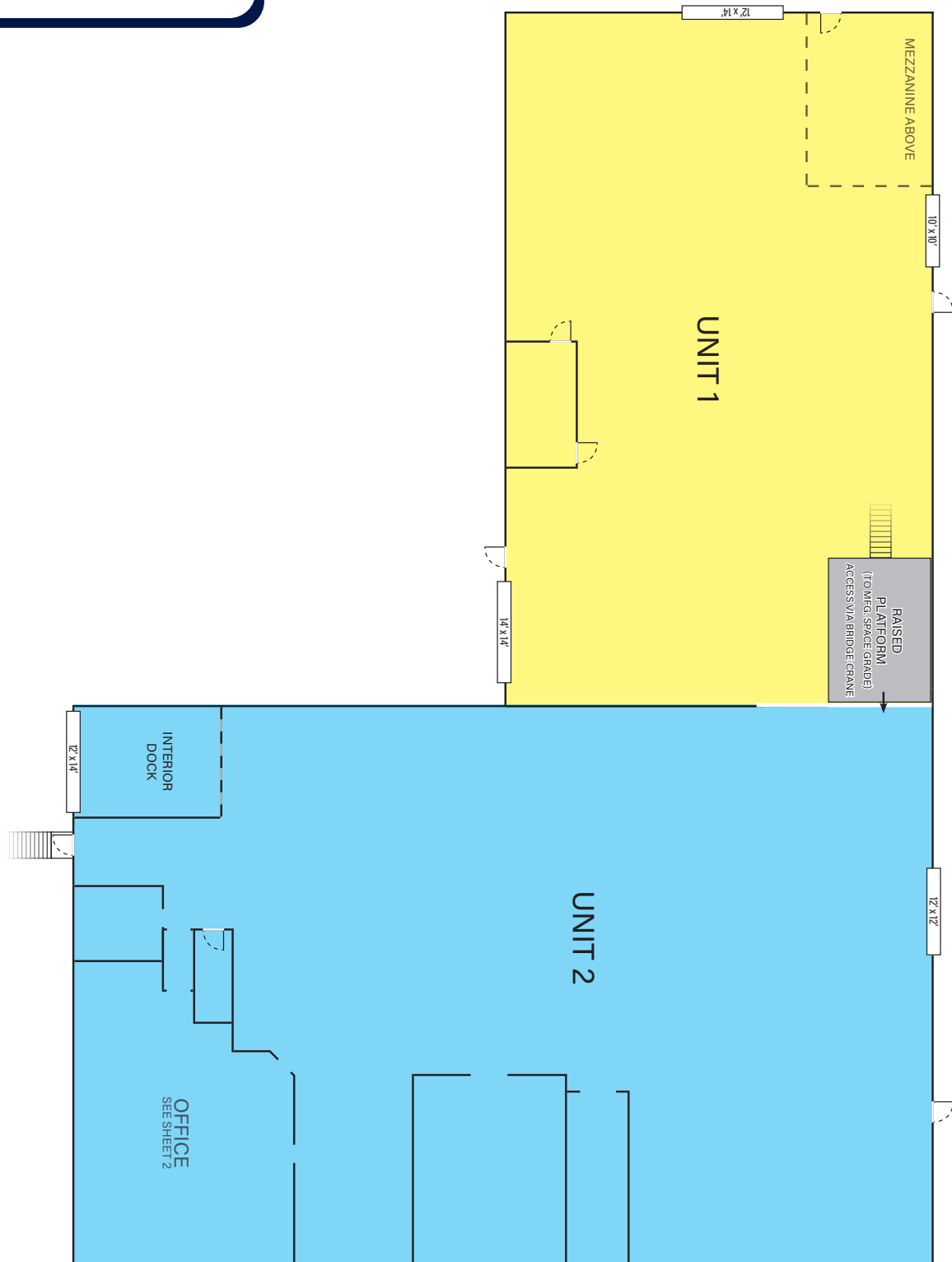
- Fenced Yard
- 3-Ton and 5-Ton Bridge Cranes!
- Tons of Power!

- Easy Access to I-270
- Skylights
- Great Zoning!

MANUFACTURING/WAREHOUSE

SHEET 1 OF 2

5151 E. 56TH AVENUE
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MARK GOODMAN, SIOR

mgoodman@goodmancommre.com
W 720-440-6270



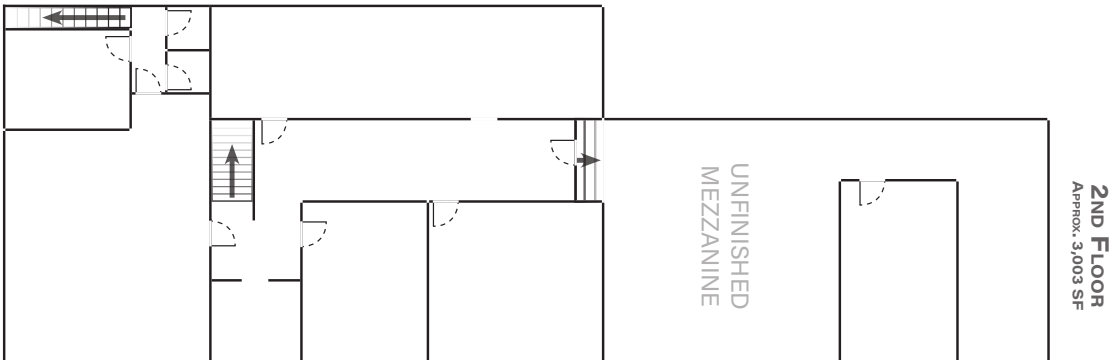
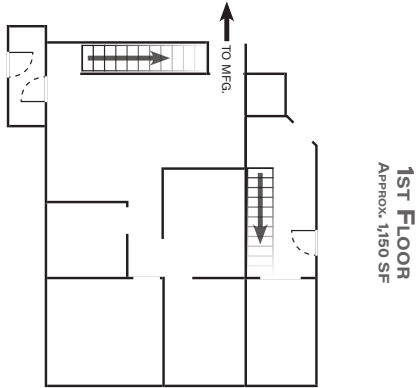
DREW GOODMAN, ACoM

dgoodman@goodmancommre.com
W 720-440-6270



OFFICE - UNIT 2
SHEET 2 OF 2

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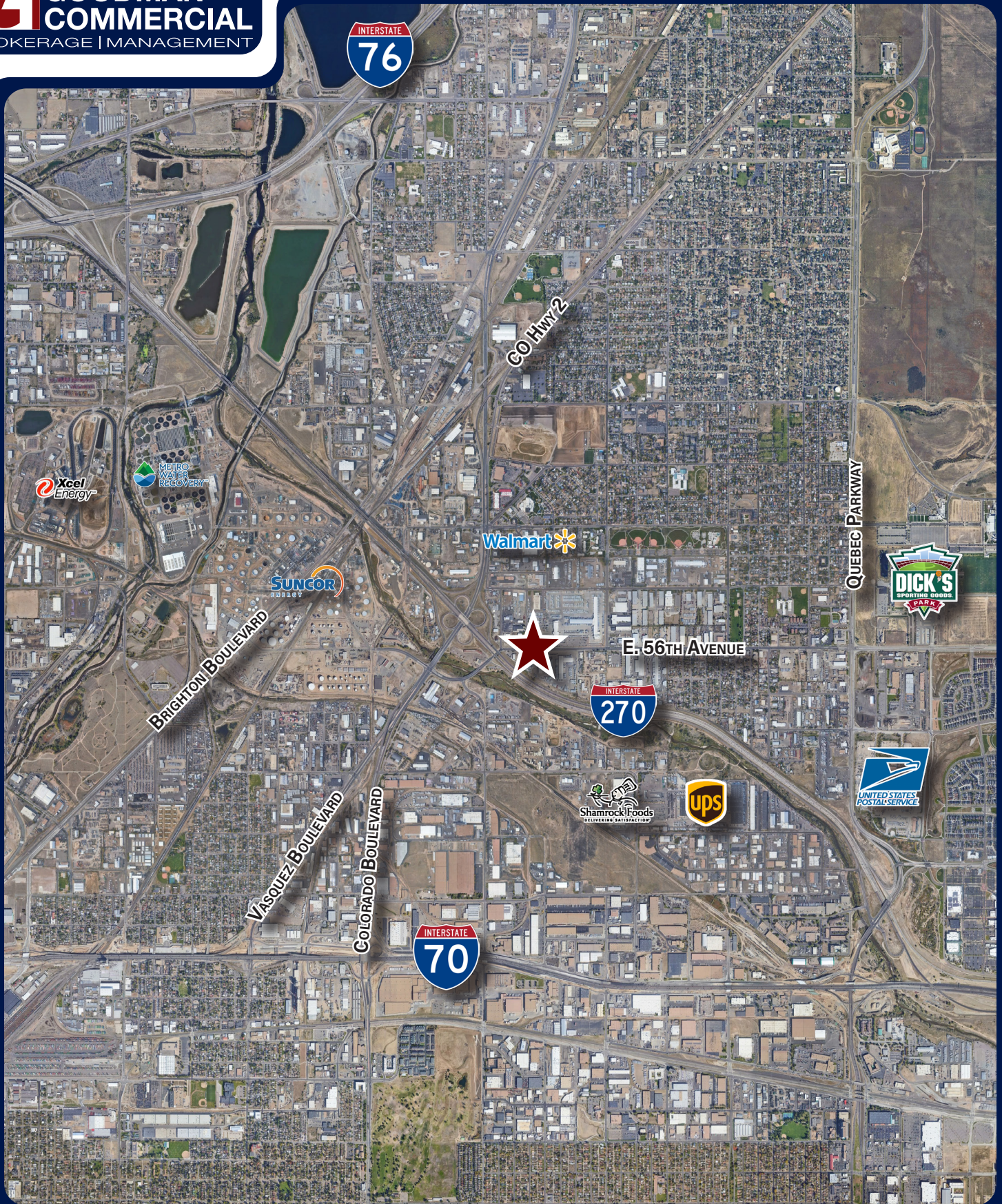
mgoodman@goodmancommre.com
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dgoodman@goodmancommre.com
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