



**LOCAL EXPERTS.
INDUSTRIAL STRENGTH.**

FOR LEASE
5555 E 58th Ave.
Commerce City, CO 80022

**Office / Shop / Warehouse/
43 Doors
8.41 Acres | \$20.00/NNN**



PROPERTY FEATURES:

Total Project Size: 21,646

Terminal SF: 13,831

Office SF: 2,939

Maintenance Building SF: 4,876

Site Size: 8.41 Acres

Zoning: I-1

Dock Doors: 43

Drive-In: 1

Clearance: 14'-15'

Expenses: \$5.24/SF

Lease Rate: \$20.00/SF NNN

- 43 door cross dock warehouse including drive-in door
- Block heaters in yard
- Lighting throughout yard area
- Great access to I-70 & I-270
- Zoned I-1
- Extra trailer parking
- Oil / water separator
- 60' wide dock
- Fenced and improved lot

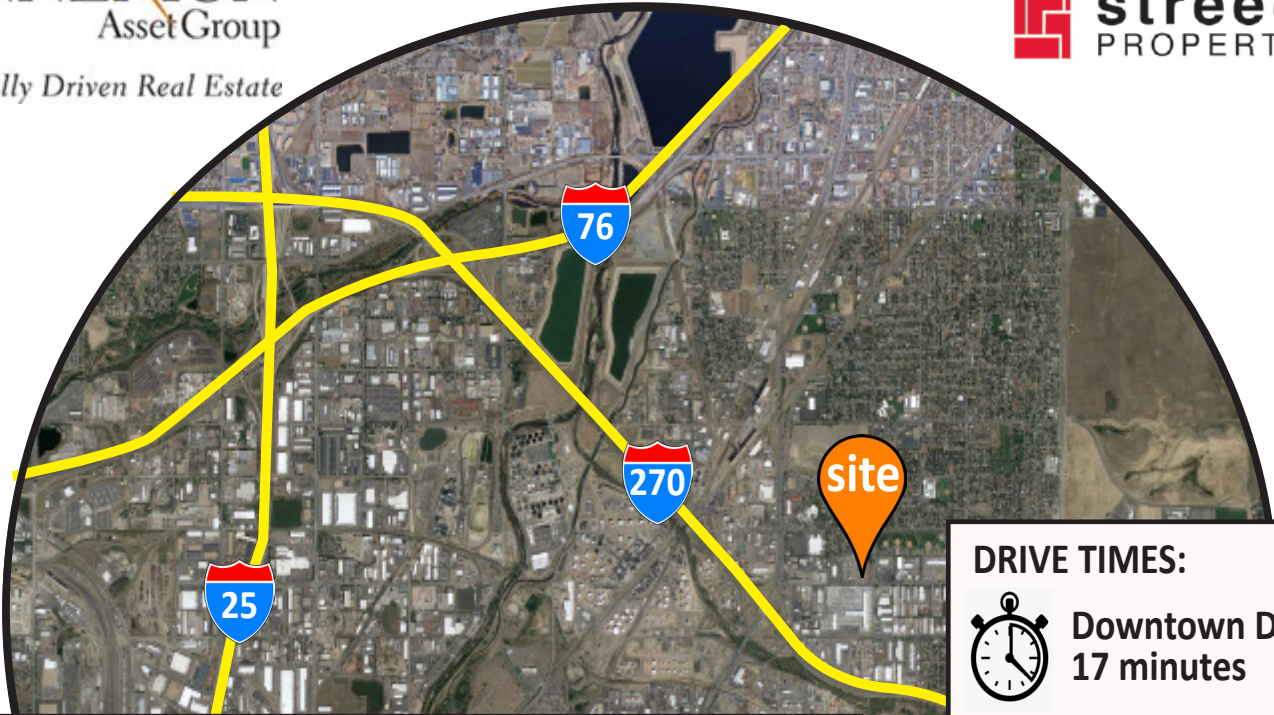


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CONNECTION
Asset Group
Dynamically Driven Real Estate



DRIVE TIMES:



Downtown Denver
17 minutes



DIA
24 minutes



Boulder
25 minutes



Fort Collins
55 minutes



Colorado Springs
70 minutes



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