



Freestanding Industrial with Fenced Yard

**6390 E. 49TH DRIVE
COMMERCE CITY, CO 80022**

Available Space

13,340 SF

Lease Rate

\$12.95/SF NNN

Available

Now

Industrial for Lease

Property Highlights

- Functional user building situated on 0.73 acre site
- Landlord make ready improvements complete!
- Fully paved site with secured yard and parking area
- 2-story \pm 4,000 SF office, plus 1,600 SF mezzanine (not included in SF)
- Infill location with easy access to I-70 and I-270
- Oversized grade level loading doors

For information, please contact:

Mike Viehmann, SIOR
Managing Director
t 303-260-4340
mike.viehmann@nmrk.com

Michael Wafer, Jr.
Managing Director
t 303-260-4407
mike.waferjr@nmrk.com

Mike Wafer, SIOR
Executive Managing Director
t 303-260-4242
mike.wafer@nmrk.com

1800 Larimer St., Suite 1700
Denver, CO 80202
nmrk.com

NEWMARK

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

6390 E. 49TH DRIVE, COMMERCE CITY, CO 80022

Property Details

Building Size:	13,340 SF
Office:	±4,000 SF on 2 Stories
Site Size:	0.73 Acres
Loading:	3 Drive-In Doors (12' x 14')
Power:	400 Amps, 240 V, 3 Phase (to be verified)
Clear Height:	18'
YOC:	1979
Zoning:	I-1-S

