

# 6863 – 6865

## E 48TH AVE

COMMERCE CITY, CO 80216

**\$9.99/RSF** ~~**\$11.75/RSF**~~ (NNN)

LEASE RATE



### INDUSTRIAL WAREHOUSE

7,300 RSF



**PHILLIP A. YEDDIS**

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 **UNIQUE**  
PROPERTIES

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400 S. Broadway | Denver, CO 80209



# PROPERTY HIGHLIGHTS

Address	6865 E 48th Ave Commerce City, CO 80216
Lease Rate	\$9.99/ RSF (NNN)
NNN Expenses	\$5.28/SF
Total Available SF	7,300 RSF
Rent per month	\$6,077/mo
NNN Expenses per month	\$3,212/mo
Total Monthly Rent	\$9,289/mo
Warehouse SF	6,600 RSF
Office SF	700 RSF
Lot SF	30,492 SF
Drive In Door	1 - (12' x 14')
Ceiling Height	18'
Power	3Phase, 220 Volt (TBV)
Year Built	1979
Zoning	I-2

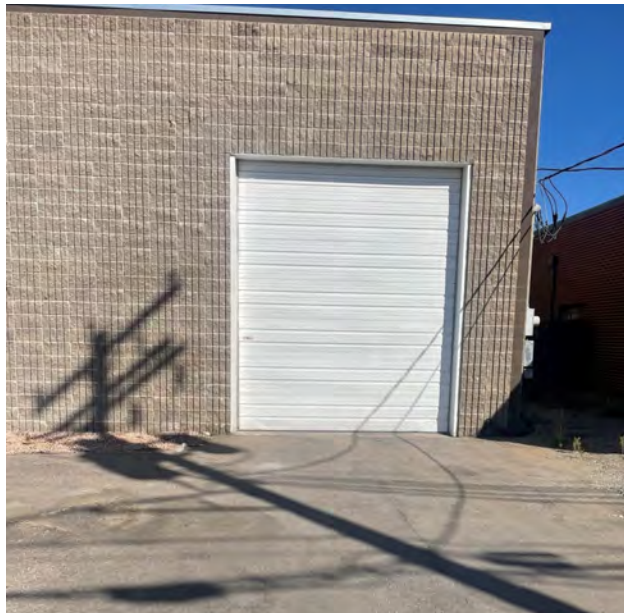


Hard to find 7,300 RSF unit includes 700 RSF of office space, two restrooms, and 6,600 RSF of column-free warehouse space. The building features durable twin-tee construction and is ideally situated between I-70 and I-270, offering excellent access to major transportation routes. Conveniently located just a short drive from Downtown Denver and Denver International Airport.

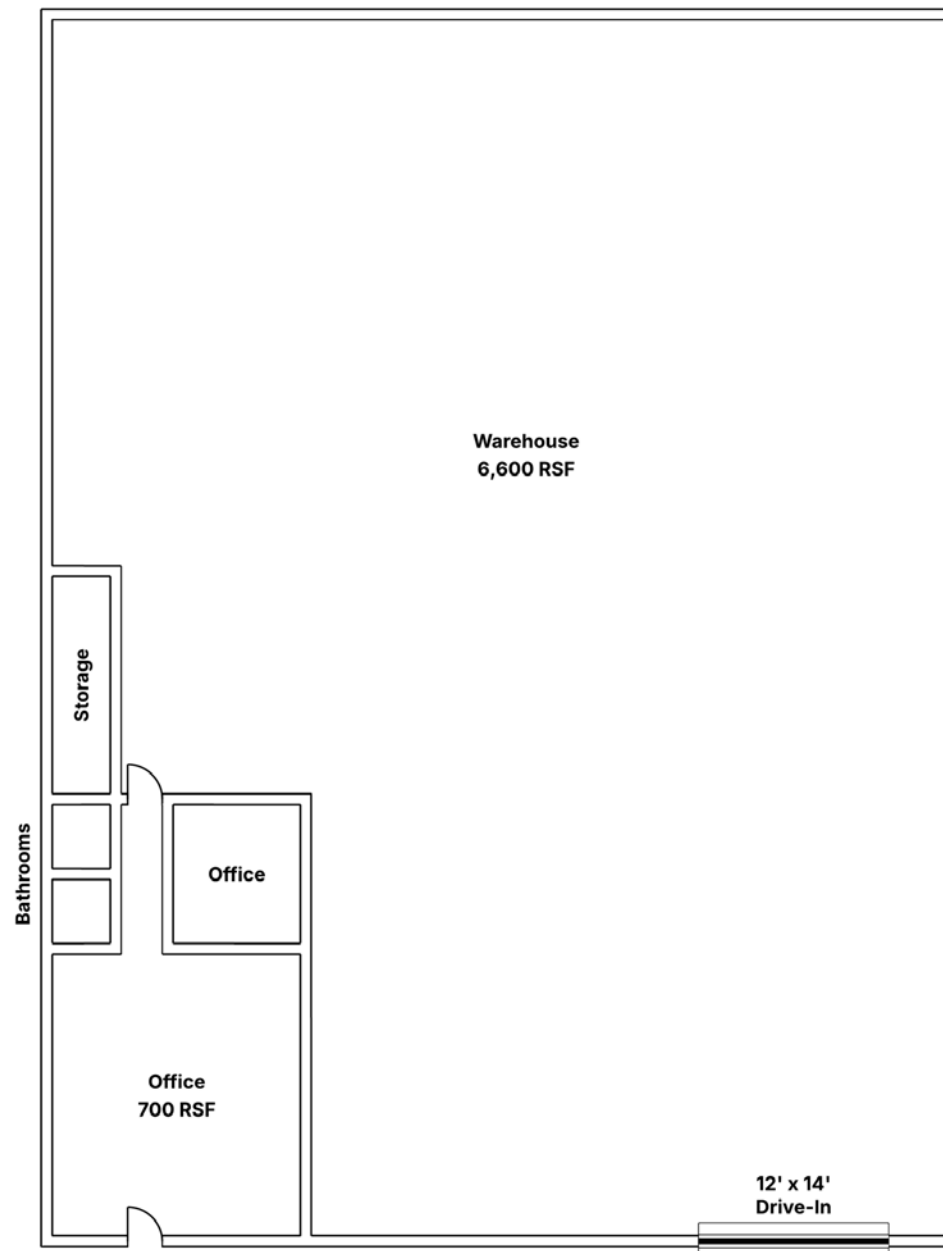
- Ideal for automotive, contractors, landscapers, distribution, and related-type uses
- Twin-tee construction
- Column free warehouse
- Move-in ready condition
- Located in an Enterprise Zone



## ADDITIONAL PHOTOS

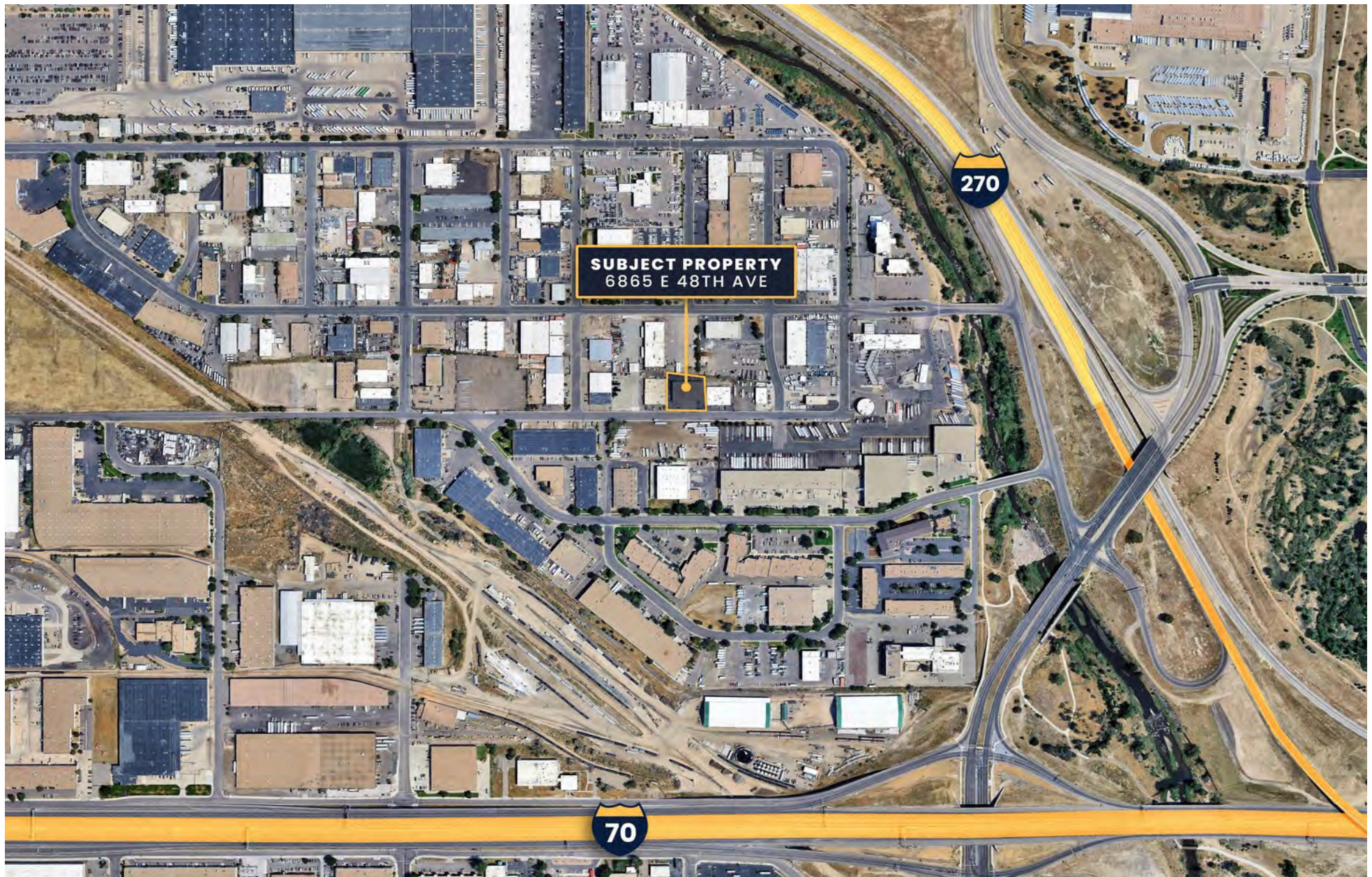


# FLOOR PLAN





# SITE AERIAL







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