

FOR SUBLEASE

6160 E 49TH DR, COMMERCE CITY, CO 80022



DISTRIBUTION WAREHOUSE- FOR SUBLEASE

PROPERTY OVERVIEW

ASKING RATE	\$8.25/SF NNN
AVAILABLE SPACE:	5,054 SF
TERM EXPIRATION:	09/30/2028
LOADING:	ONE (1) 8'X10' DOCK-HIGH
POWER:	200 AMP/120-280V/3PH
CLEAR HEIGHT:	18'
EST. OPERATING EXPENSE:	\$4.99/SF
ZONING:	I-1S
YOC:	1980
CONSTRUCTION TYPE:	MASONRY
BUILDING SIZE:	35,037 SF

PROPERTY HIGHLIGHTS

HIGH CLEAR DISTRIBUTION SPACE

LOCATED AT QUEBEC ST AND I-70, PROVIDING QUICK ACCESS TO I-25, I-270, I-76

MINIMAL (±600 SF) OFFICE SPACE

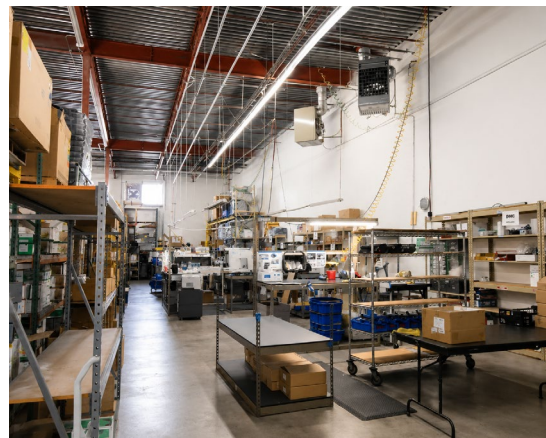


FOR MORE INFORMATION, PLEASE CONTACT

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LOCATION OVERVIEW



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