



5579 Pecos Street - Commercial Units for Lease

Functional Commercial Units with
Automotive Infrastructure & Office
Buildouts in Denver's Strategic Industrial
Corridor

Prime Location in Denver's Growing Industrial Hub

Strategic Positioning

Located at 5579 Pecos Street in Denver's evolving Northside industrial corridor, this gated commercial property offers exceptional access to major transportation networks. The location provides direct connectivity to **I-25, I-70, I-76, I-270, and US 36**, enabling efficient distribution and seamless client access across the entire metro area.

Situated in unincorporated Adams County, tenants benefit from favorable tax rates and potential economic incentives, including valuable Enterprise Zone benefits that can significantly reduce operational costs.



DENVER METRO AREA

Market Demographics & Accessibility

Labor Pool

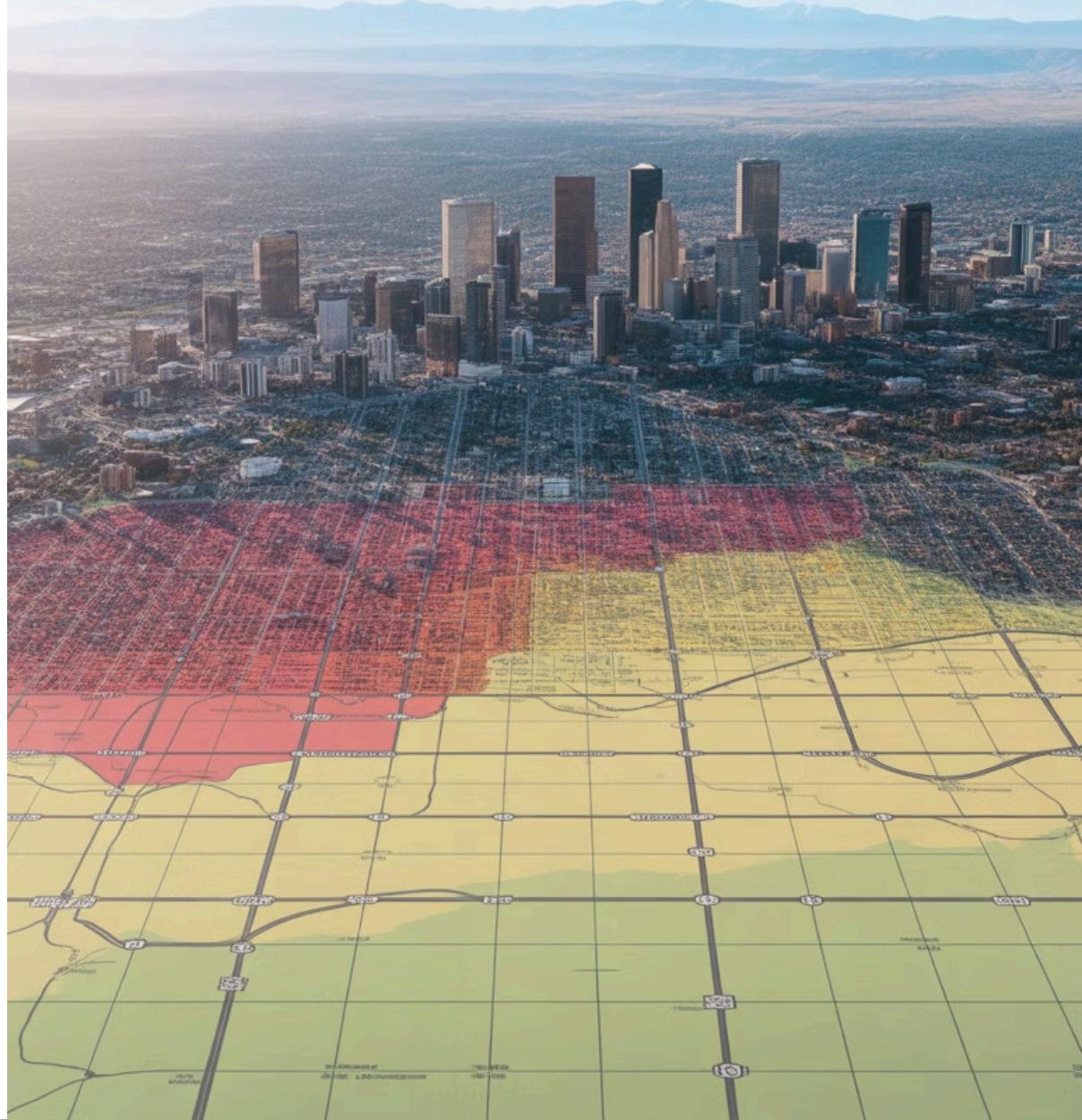
Within a **15-mile radius of over 2.1 million residents**, providing access to a robust and diverse labor pool for staffing needs.

Customer Base

Proximity to Denver's metropolitan population offers an extensive customer base for service-oriented businesses and retail operations.

Transit Access

Public transit connectivity and major arterial roads enhance accessibility for both employees and customers throughout the region.



Unit 1 - Automotive-Ready Space

±1,395 Square Feet

- **Dimensions:** 31' W x 45' D with 13'+ ceiling height
- **Vehicle Access:** 14' tall x 10' wide overhead garage door
- **Specialized Equipment:** Heated commercial pressure washer included
- **Optional Feature:** Automobile lift (can remain or be removed per tenant needs)
- **Office Space:** Interior 8' x 8' office area
- **Utilities:** Air lines and 210V electric service
- **Parking:** Three dedicated exterior spaces within gated yard

LED lighting throughout ensures optimal visibility for detailed work. Shared restroom facilities provide convenience for staff and customers.



Unit 2 - Customer-Facing Commercial Space

±1,911 Square Feet

This larger unit combines functional workspace with professional customer interaction areas, making it ideal for service businesses requiring both operational space and client-facing capabilities.

- **Dimensions:** 52' W x 36'9" D configuration
- **Professional Buildout:** Approximately 20' x 26' front office with dedicated customer entry
- **Service Counter:** Built-in counter for customer transactions and consultations
- **Vehicle Access:** 12' overhead door with 13' ceiling clearance
- **Infrastructure:** Air lines and 210V electric service throughout
- **Facilities:** Shared restroom access



Surrounding Business Environment



Distribution Centers

Neighboring businesses include major distribution facilities and logistics operations, creating synergy for supply chain and transportation-related services.



Auto Services

Established automotive repair shops and service centers in the immediate area demonstrate proven demand for vehicle-related businesses.



Light Manufacturing

Light manufacturing and industrial fabrication facilities contribute to a diverse business ecosystem supporting various operational needs.



Growth & Development Indicators

The corridor is experiencing steady revitalization, with mixed-use and industrial projects contributing to increased traffic and business synergy.

The area surrounding 5579 Pecos Street demonstrates strong commercial growth momentum. The nearby [Prologis Pecos Distribution Center](#) and other significant industrial park developments signal continued investment and expansion in the region.

This ongoing development creates a positive business environment with increased foot traffic, enhanced infrastructure improvements, and growing opportunities for cross-business partnerships and referrals among neighboring companies.

Lease Terms & Financial Details



Base Rate

\$24.00 per square foot Modified Gross lease structure provides predictable monthly costs with shared operational expenses.



CAM Charges

Common Area Maintenance approximately **\$100 per month**, subject to actual usage for utilities and shared services.



Lease Structure

Tenant pays base rent plus proportional share of CAM and any excess utility or trash usage beyond standard allocation.



Ideal for Multiple Business Types



Automotive Services

Perfect for auto repair, detailing, or specialty automotive services with built-in lifts, pressure washing, and high-clearance doors.



Light Industrial

Suitable for manufacturing, assembly, or fabrication operations requiring substantial power, air lines, and flexible workspace.



Service-Based Operations

Excellent for businesses needing both operational space and customer interaction areas, with professional office buildouts available.

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