



Industrial Site

6401 Monroe St, Commerce City, CO 80022

**BRIGHTON
MORTGAGE
& REALTY**
A Division of Gibraltar Financial Group



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Industrial Site

\$60,000 /SF/YR

4.34 acres of industrial use (I 1) land for lease in Commerce City that is perfect for your trucking company, construction company or outdoor storage. The site is flat and covered with 12 inches of recycled asphalt, so heavy equipment is no problem. Power and private access is available, along with a 1300sf remodeled bungalow that has been converted to office / rest space.

Ideally located in the center of the metro area, with great access to I76, I70, 270, I25 and Hwy 85....

- Industrial site
- Can accommodate heavy equipment
- Great central location
- 1300 sf office space



Rental Rate: \$60,000 /SF/YR

Property Type: Land

Property Subtype: Industrial

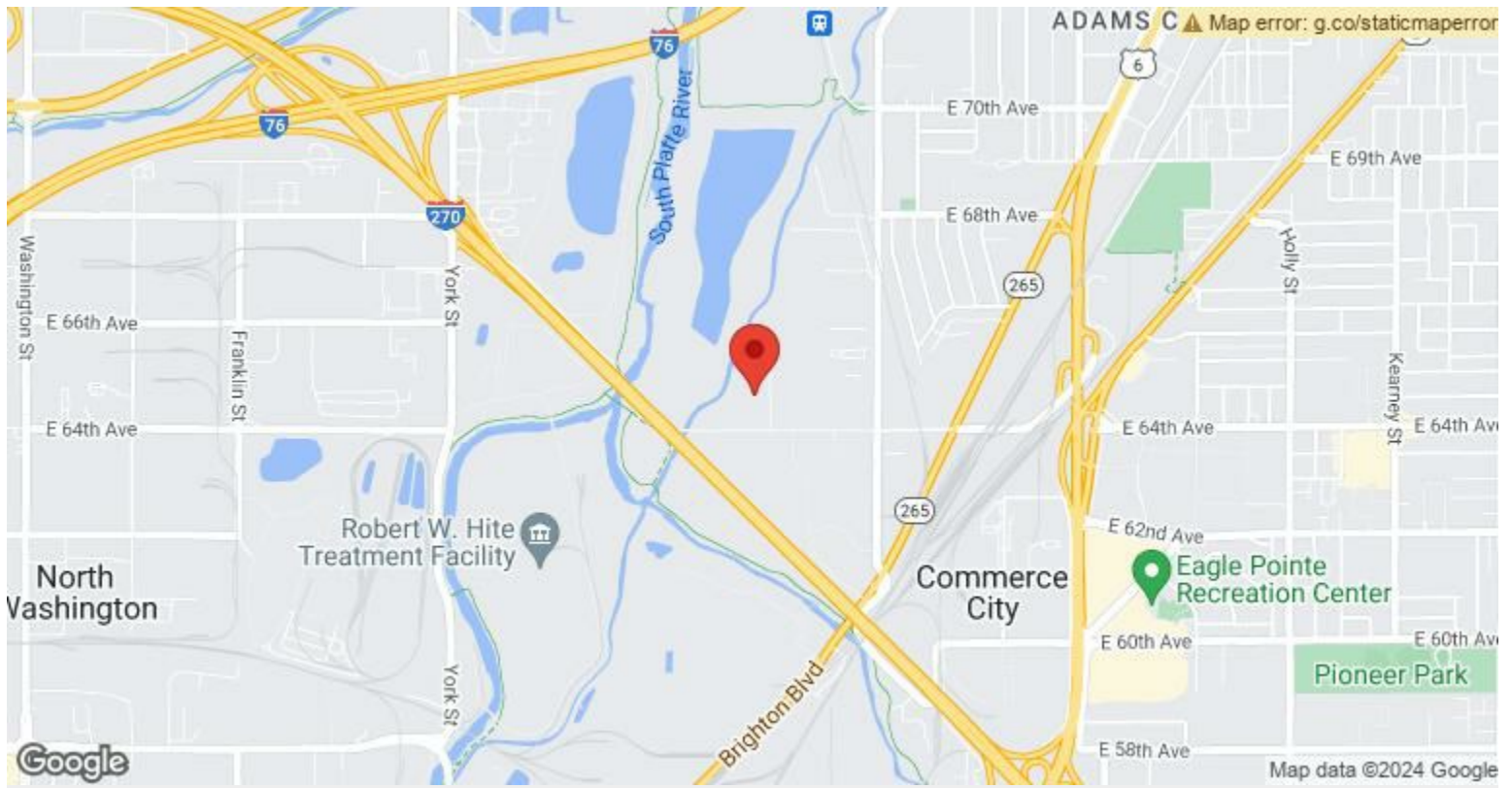
Proposed Use: Industrial

Rental Rate Mo: \$5,000 /SF/MO

Space 1

Space Available	189,050 SF
Rental Rate	\$60,000 /SF/YR
Date Available	Now

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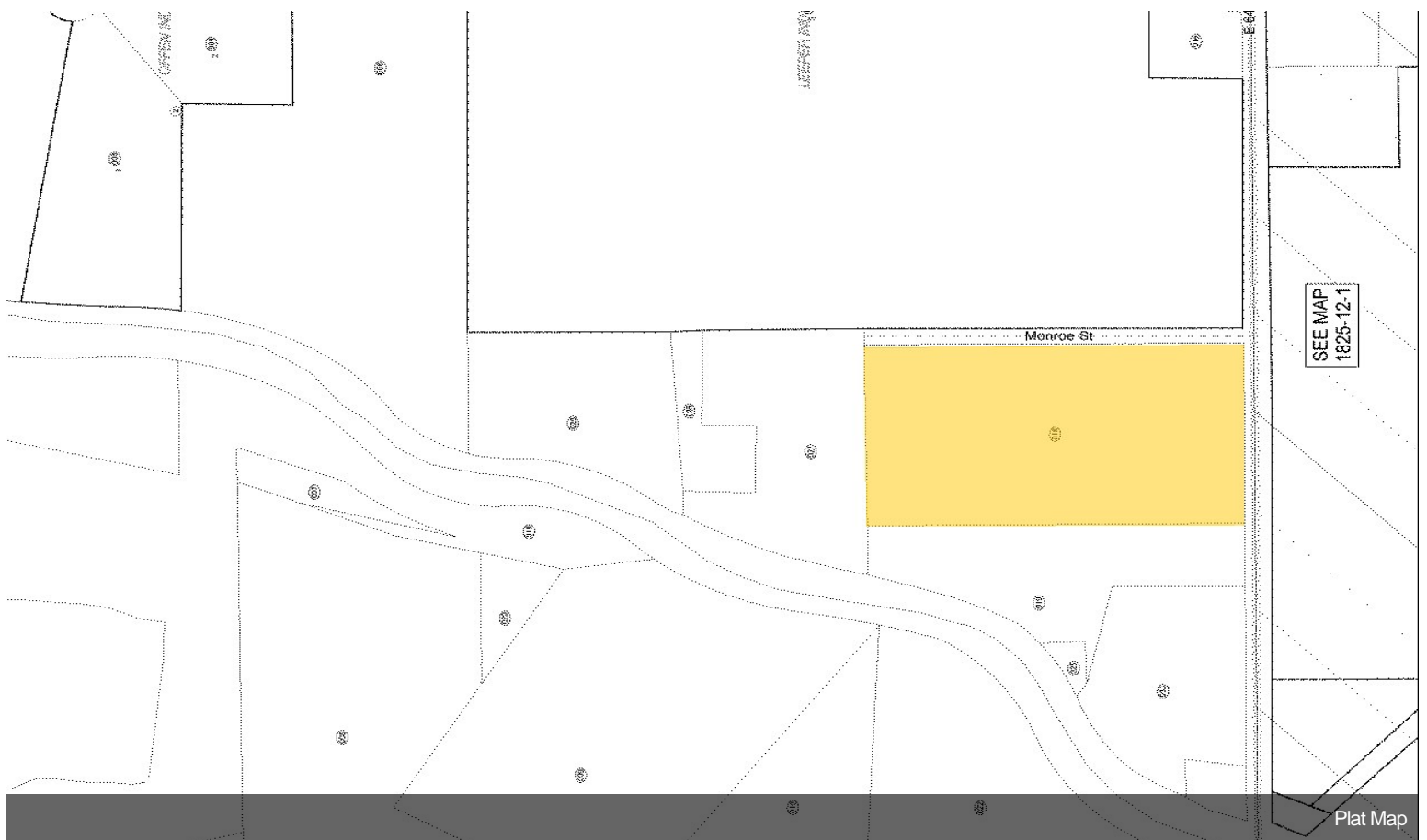
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Property Photos



Aerial



Plat Map