

\$6,300 / 4400ft - Warehouse for lease

With office, dock high, central Denver

5641 E. 56th Ave. Commerce City CO. 80022



4400ft²

General Building Information

Owner: Locally owned by PREI., a Colorado corporation

Leasing: text Kevin at 303-882-5486

Management: PREI.

Address: 5641 E. 56th Commerce City CO. 80022

Location: Northeast corner of 56th Avenue and Holly Street, two blocks north of I-270. 2 acre site.

Unit Size: 4,400 square feet.

Rental Rate: \$11.51. per square foot per year modified industrial gross rate, taxes \$3.30 other expenses are \$2.10 plus a \$100 per month CAM.

Zoning: I-1, Industrial, Adams county

Electrical Service: 200 Amp; 3 phase

Ceiling Height: 18 feet, subject to verification, One (1) gas forced air heating unit. One (1) electric AC unit

Dock: Two docks.

Construction: Full masonry (brick, concrete, and steel)

Office Size: 1000 sqft, subject to verification, One (1) heat units, this one is new. One (1) New A/C unit.

Parking: Large paved lot on south side of building, and ample local lot parking for up to 10 delivery trucks.

YOC: 1979

Tenant Improvements: All new LED lighting in the office and warehouse. LED's need less maintenance and save money on energy. New carpet has also been installed in the office. Above rate assumes an "as is" transaction. If tenant improvements are required, they could be amortized over the term of the lease and added to the base rent.

Additional Benefits: Rare dock high building for use as industrial, light manufacturing, distribution or service in central market near Downtown, DIA, I-25, I-70 & I-270. Enterprise Zone tax credits available.