



**FOR SALE**  
**NNN Lease Investment Opportunity!**

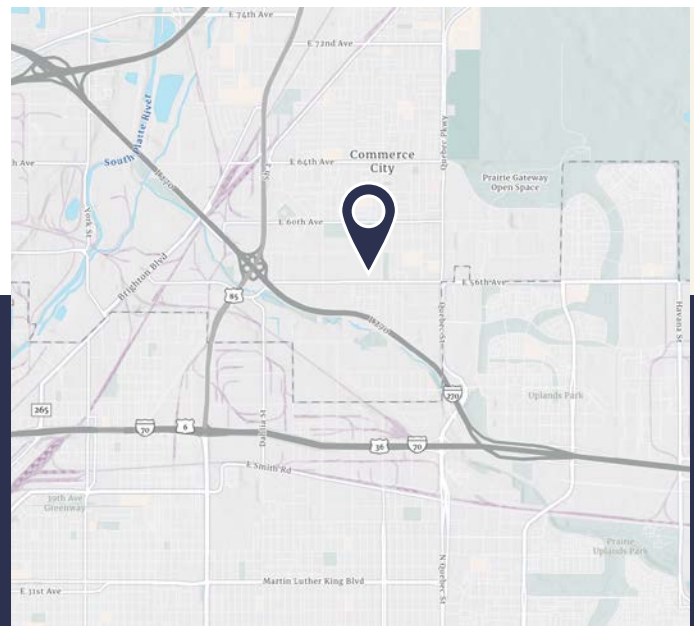
**15,900 SF OFFICE/WAREHOUSE ON 2.07 ACRE SITE**

# 6295 E. 56th Avenue Commerce City, CO 80202

*Huge Fenced Yard with Oversized Drive-In Doors*

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## OFFERING SUMMARY

<b>Building Size:</b>	15,900 SF
<b>Sale Price:</b>	\$3,513,900
<b>NOI:</b>	\$210,834 (6% Cap)
<b>Lot Size:</b>	2.07 Acres
<b>Loading:</b>	Multiple Oversized Drive-In Doors and Dock Platform
<b>Ceiling Height:</b>	18'
<b>Power:</b>	Heavy (TBV)
<b>YOC:</b>	1980
<b>Zoning:</b>	I-1
<b>County:</b>	Adams
<b>City:</b>	Commerce City

## PROPERTY HIGHLIGHTS

- Leased to Terex ([www.terex.com](http://www.terex.com)) NYSE: TEX
- Multiple locations worldwide
- Current 6% cap rate with 3% annual escalations
- Current lease expires on 3/31/29
- Heavy Power
- National credit tenant
- Enterprise zone
- Extremely clean warehouse
- Yard is totally usable with no detention
- Well insulated
- Sprinklered



BROKERAGE  
DISCLOSURE