

# 7081 EAST 56TH AVENUE

7081 E 56th Ave  
Commerce City, CO 80022

## Industrial Sublease

2,970 SF



For Leasing Information, contact:

## Lincoln

**Mark Dwyer**     **Sam Slaton**  
303.877.1620     303.517.5183  
mdwyer@lpc.com     sslaton@lpc.com

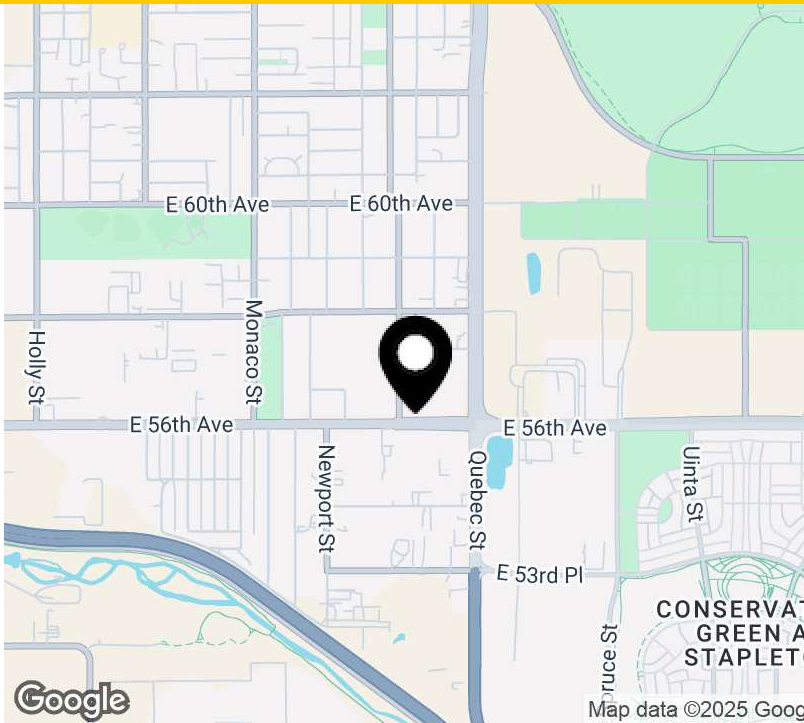
Lincoln Property Company  
2000 S Colorado Blvd, Tower 3, Suite 825  
Denver, CO 80222

[www.lpc.com](http://www.lpc.com)

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### Property Highlights

- REDUCED RENT!
- BROKER BONUS \$3,000 Gift Card
- 4 Months Free Rent if lease signed by 5/31/25
- Immaculate/functional office warehouse
- Sublease term through 2/28/27
- Mezzanine (not included in SF)
- Air Conditioning
- Security System
- Front Loading
- Parking 1.34/1,000
- 20' Clear Height
- 1 Drive-In
- Zoning C-3
- YOC 2000

### Availabilities

Unit B Sublease

### SF

2,970 SF

### Lease Rate

\$5,000 / month MG

### Date Available

Now

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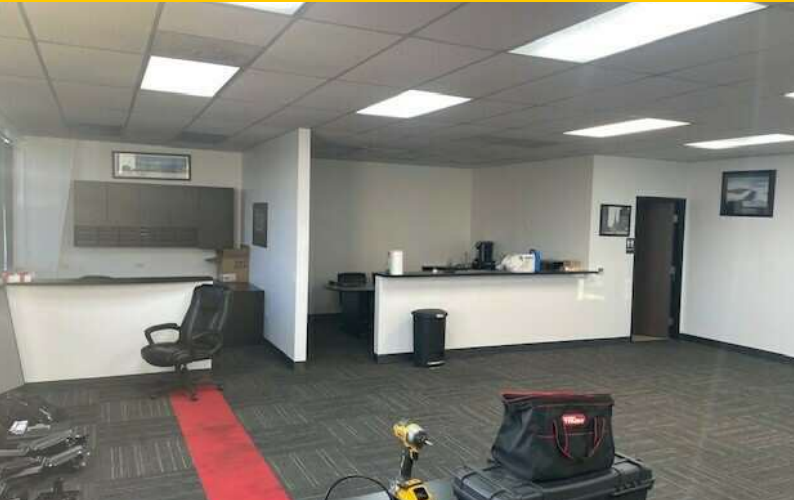
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## Interior Photos



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Unit B Sublease

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| Suite           | Size     | Lease Rate         | Description   |
|-----------------|----------|--------------------|---|
| Unit B Sublease | 2,970 SF | \$5,000 / month MG | Immaculate/functional office warehouse with mezzanine |

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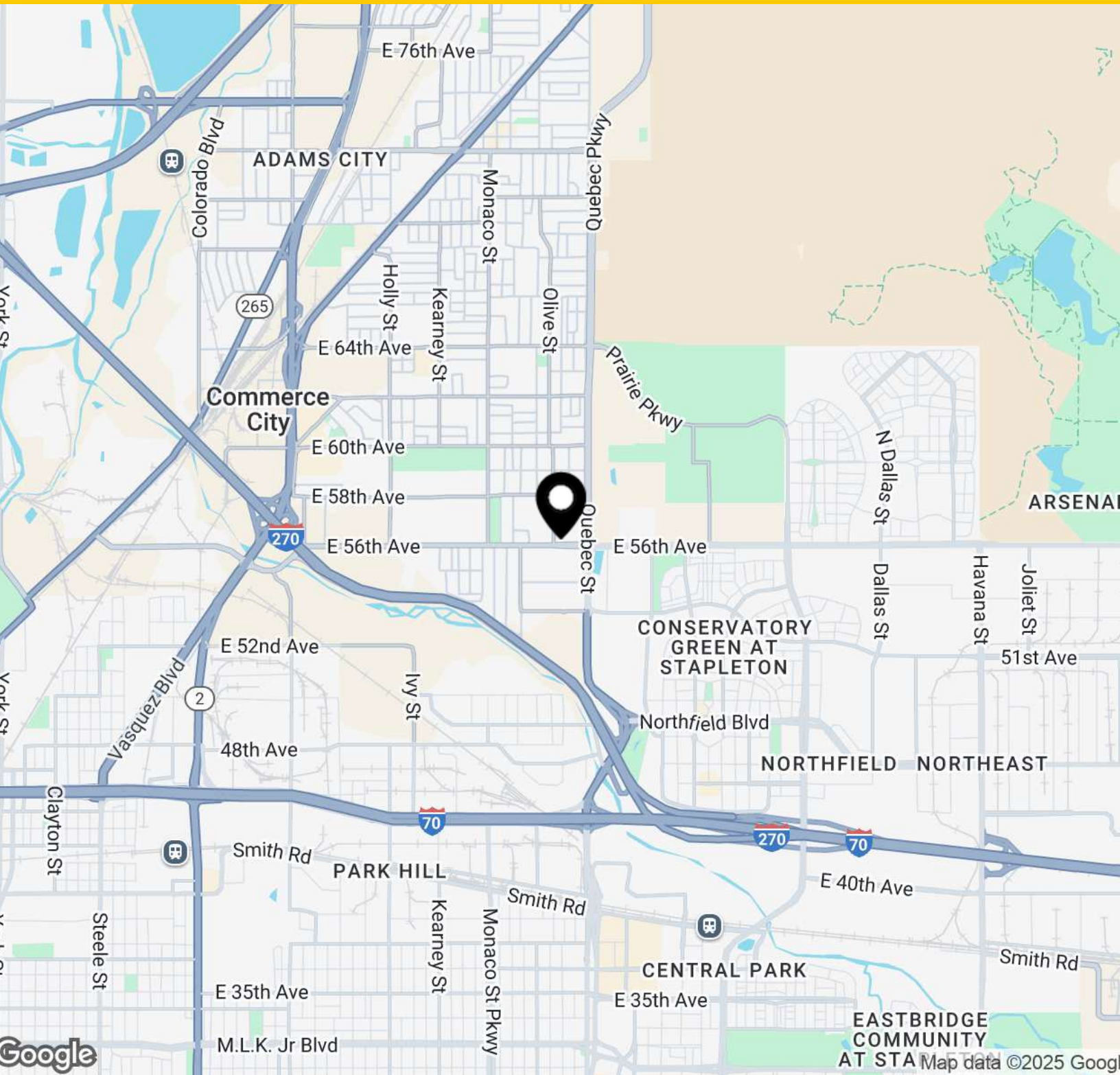
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Location

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