

# WAREHOUSE + YARD FOR LEASE

## 7005, 7007, 7009 E 53RD PLACE, COMMERCE CITY, CO

### OFFERING 2 MONTHS FREE



<b>Available Suites</b>	3 Suites: Each is 6,238 6,238 SF - 18,714 SF Contiguous
<b>Office %</b>	10%
<b>Zoning</b>	I-2 - Medium Intensity Industrial District
<b>Clear Height</b>	16 Feet
<b>Loading</b>	3 DI (Oversized Doors 14'h)
<b>Power</b>	200A, 480V, 3P (TBV) - 7009 has 1600 Amps
<b>Sprinklered</b>	No
<b>Lease Rate</b>	\$12 NNN with \$5.00 in NNN's (\$8,837 All In)
<b>Availability</b>	October 1, 2025
<b>Time to I-70</b>	3 Minutes
<b>Heating</b>	Gas Fired Unit
<b>Office A/C</b>	Yes

