

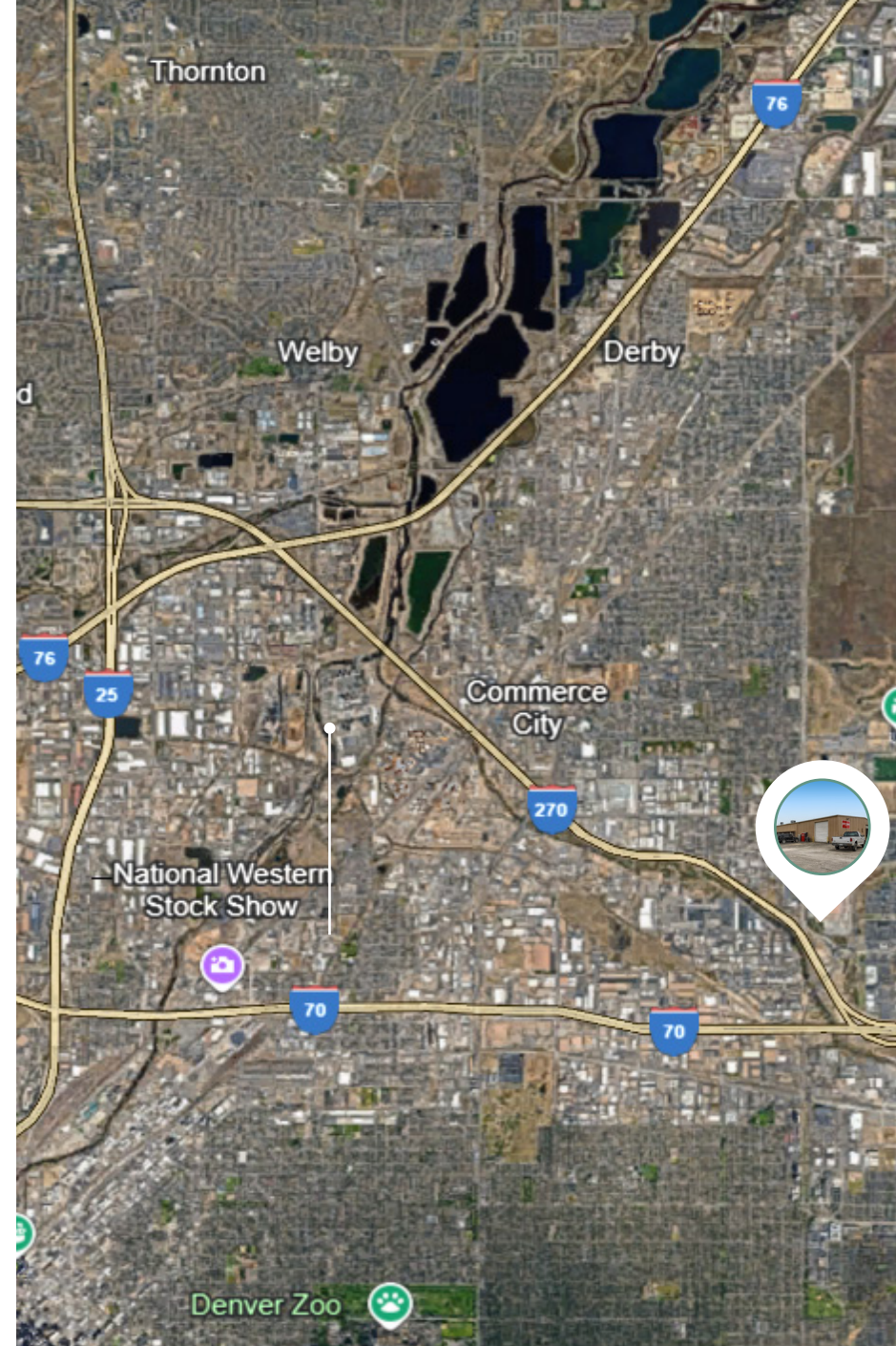
WAREHOUSE + YARD FOR LEASE

7005, 7007, 7009 E 53RD PLACE, COMMERCE CITY, CO
OFFERING 2 MONTHS FREE

7009 7007 7005



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



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