

# FOR LEASE

Small Bays | Industrial/Flex



## Clean, Well-Maintained Building | Highly Functional

**Location:** 6025 – 6035 E 76<sup>th</sup> Ave  
Commerce City, CO

**Building Size:** 27,000 SF

**Parking Ratio:** 2.6/1,000 SF

**Clear Height:** 16'

**Loading:** Drive-in; 10' X 12' & 10' X 14'

### Available Units:

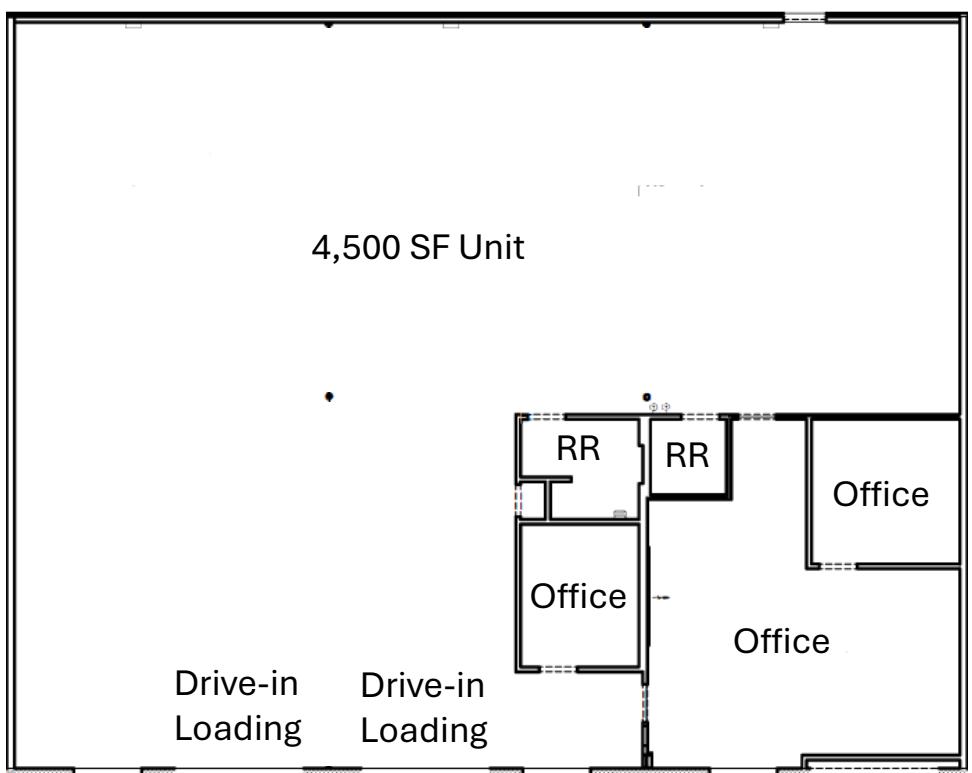
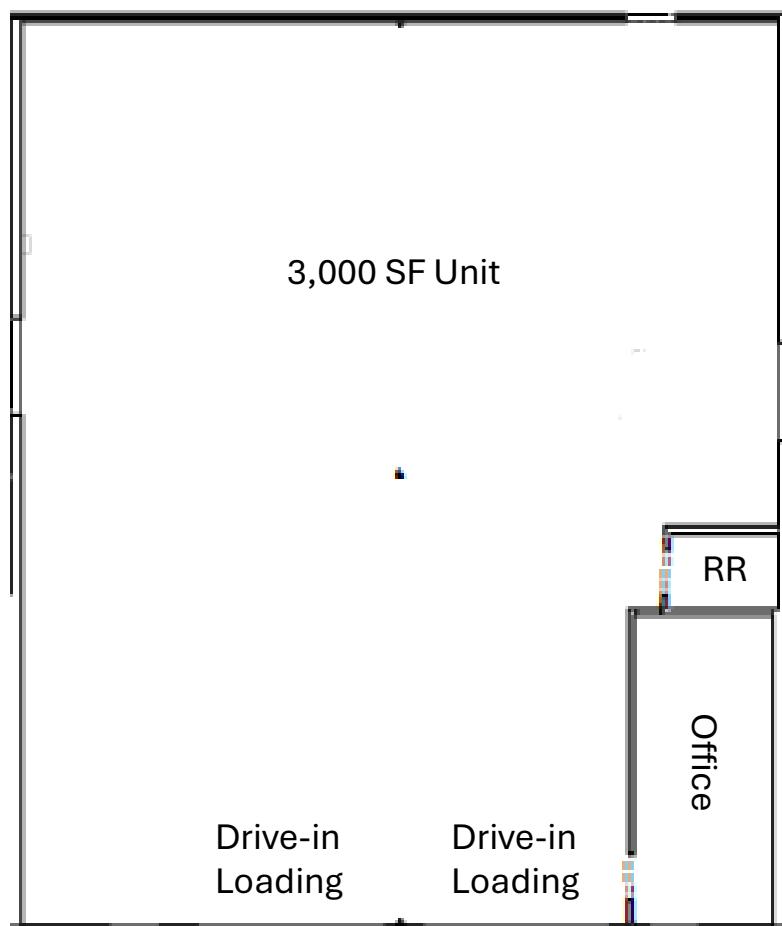
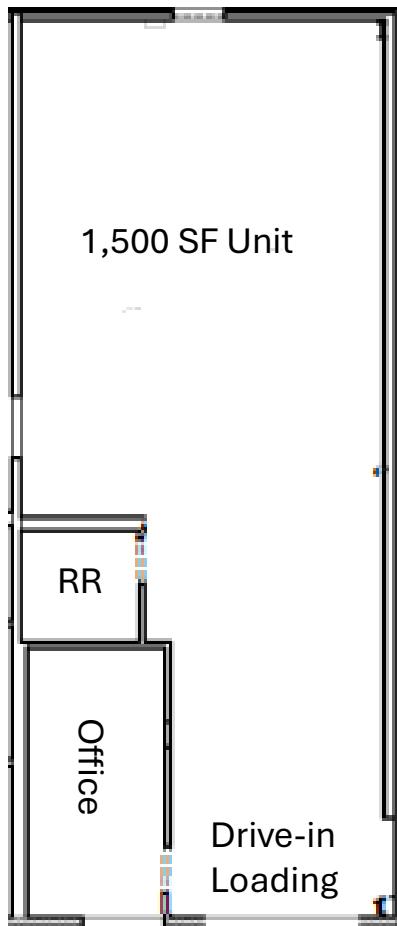
- 1,500 SF; 3,000 SF and 4,500 SF
- Base Rent: \$14.00/SF
- NNN: \$6.36/SF
- Total Monthly Rent:
  - 1,500 SF: \$2,545.00
  - 3,000 SF: \$5,090.00
  - 4,500 SF: \$7,635.00

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**R**  
**REQUIRED**  
PROPERTIES

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# Floor Plans





## 6025 – 6035 E 76<sup>th</sup> AVENUE COMMERCE CITY, CO 80022

- Ideal location with quick access to I-25, I-76 and I-270
- Fire prevention system, fully sprinklered
- Abundant parking
- Well maintained units zoned for I-1 (Light Intensity Industrial District)
- Limited leasing availability in sub-market

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