

FOR LEASE

Small Bays | Industrial/Flex



Clean, Well-Maintained Building | Highly Functional

Location: 6025 – 6035 E 76th 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:

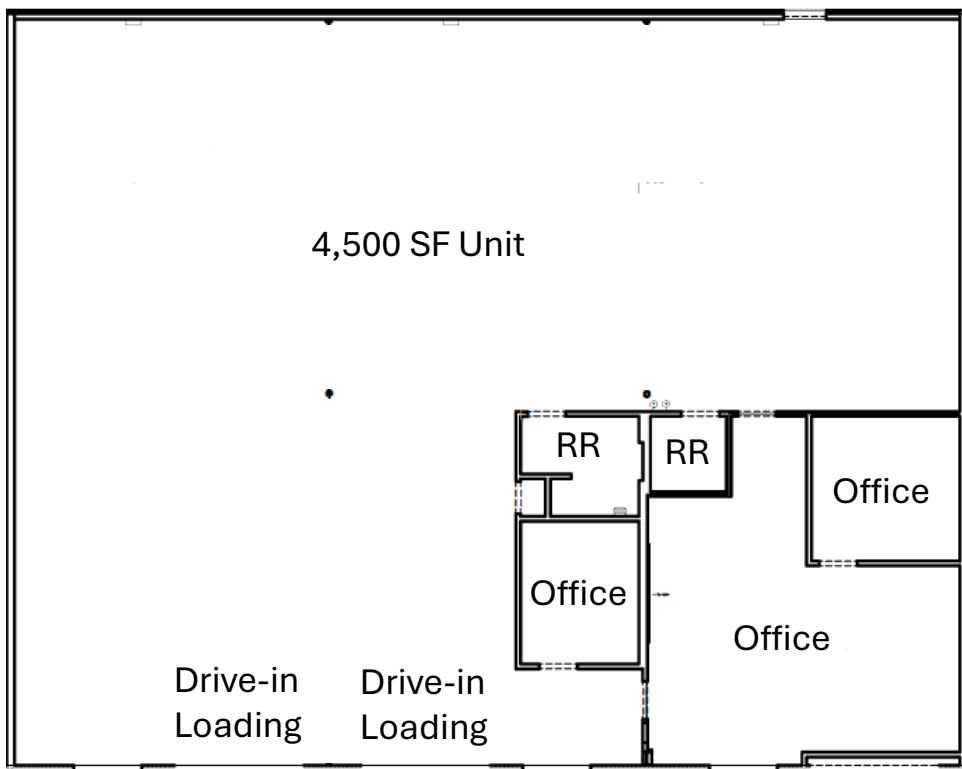
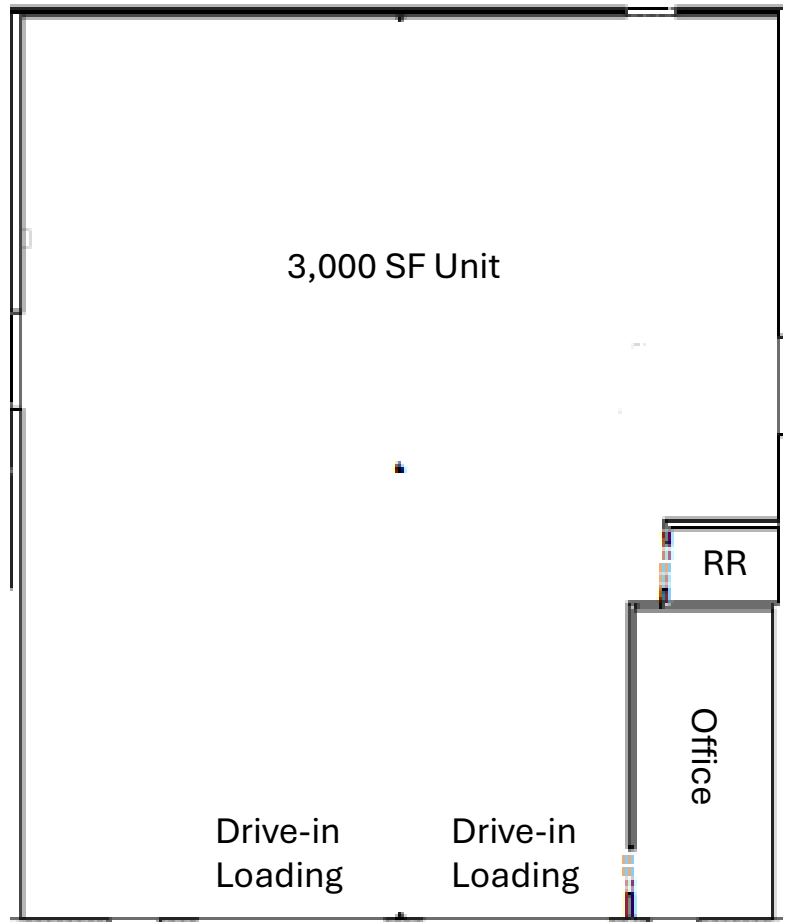
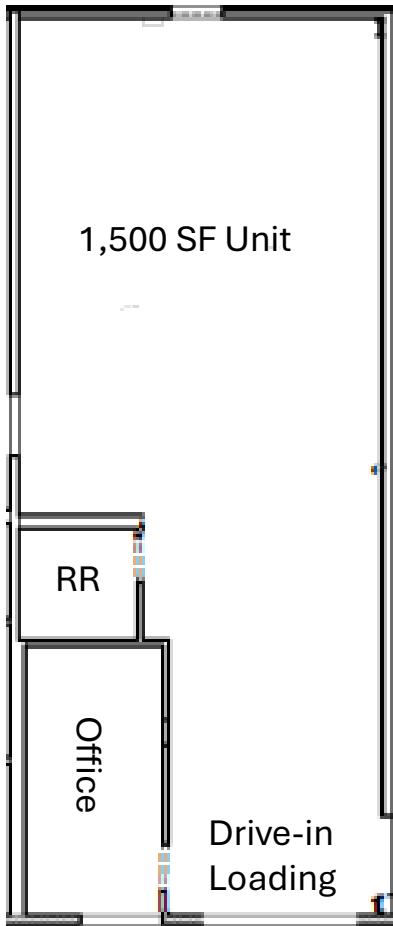
- 1,500 SF; 3,000 SF and 4,500 SF
- Base Rent: \$14.00/SF
- NNN: \$6.36/SF
- Total Monthly Rent:
 - 1,500 SF: \$2,545.00
 - 3,000 SF: \$5,090.00
 - 4,500 SF: \$7,635.00

Chris Student
952.201.5676
team@rprops.com

R
REQUIRED
P R O P E R T I E S

Justin Brockman
303.993.9803
team@rprops.com

Floor Plans





6025 – 6035 E 76th 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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