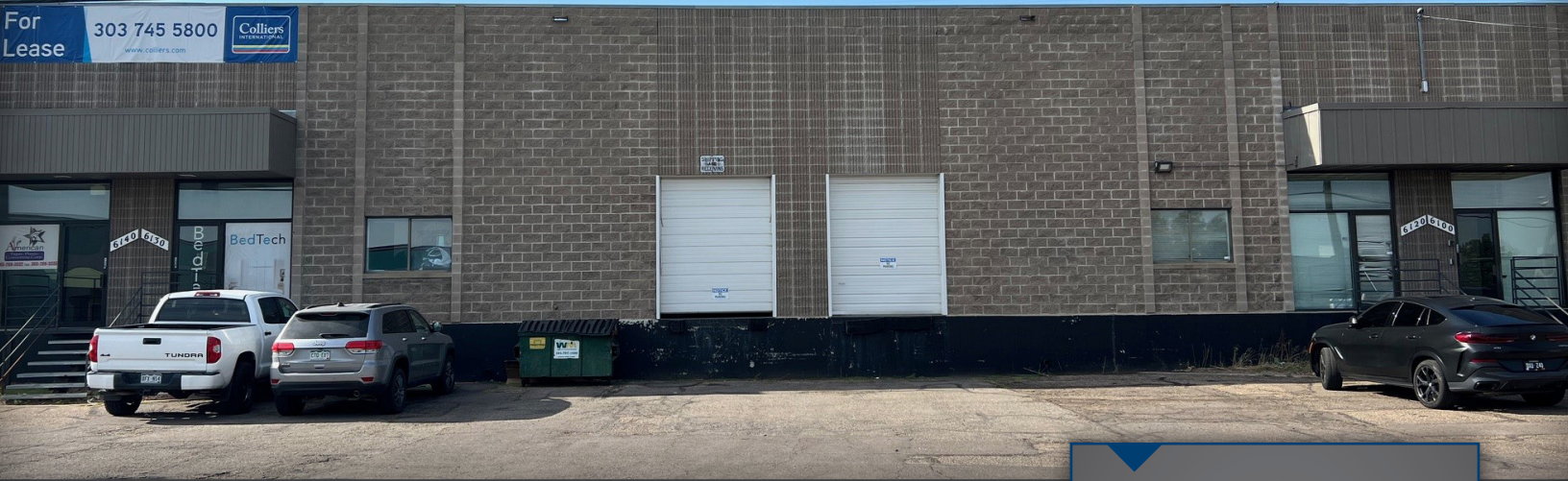


## INDUSTRIAL SUITE FOR LEASE

6100-6170 E. 49th Ave.

COMMERCE CITY, CO 80022



## Building Information

- > Suite: 6120 - 6130
- > Size: 10,118 SF
- > Office Size: 1,650 SF
- > Loading: Two (2) Dock High Doors  
One (1) Drive-In Door
- > Clear Height: 18'
- > Power: 3-Phase - To Be Verified
- > Construction: Block
- > Lease Rate: \$9.95/SF NNN
- > NNN: \$4.85/SF (2025)
- > Zoning: I-1 (S)
- > Sprinklered: No
- > Available: Immediately

## Highlights

“ Easy access to  
I-70, I-270 & I-76 ”

- > Fenced Yard

TIM SHAY  
303 283 4594  
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Accelerating success.

6100-6170 E. 49th Dr.  
Commerce City, CO 80022

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### FENCED YARD

