



INDUSTRIAL SPACE FOR LEASE

Sand Creek Business Park

3975 EAST 56TH AVENUE | UNIT B2-5, COMMERCE CITY, CO 80022



Building Information

- › Available: 60 Days
- › Total SF: 7,320 SF
- › Base Rent: \$8.25/SF/YR NNN
- › Expenses: \$6.85/SF/YR (2026 Est.)
- › Monthly Rent: \$9,211/Month Gross
- › Loading: Six (6) Drive-In Doors (8' x 12')
- › Clear Height: 15'3" - 16'
- › Year Built: 1982
- › Power: 100 Amps/3-Phase (Varies Per Unit)
- › Zoning: I-2
- › Access: I-270 & Vasquez

Highlights

- › Great industrial Property Located in the North Market at I-270 & Vasquez
- › Drive in doors on both ends of unit
- › Ample parking
- › Climate controlled warehouse
- › Fenced Yard Available for \$1,100/month
- › Plenty of loading doors

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Accelerating success.

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Broker Disclosure



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NORTH



Unit B2-5 Floorplan

