



# FOR LEASE

5,571 SF Shop/Warehouse Building On 55,000 SF Lot

4365 East 74th Avenue | Commerce City, CO 80022



## Oversized Drive-In Doors And Storage Yard

### CONTACT:

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SENIOR VICE PRESIDENT

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UNIQUE PROPERTIES

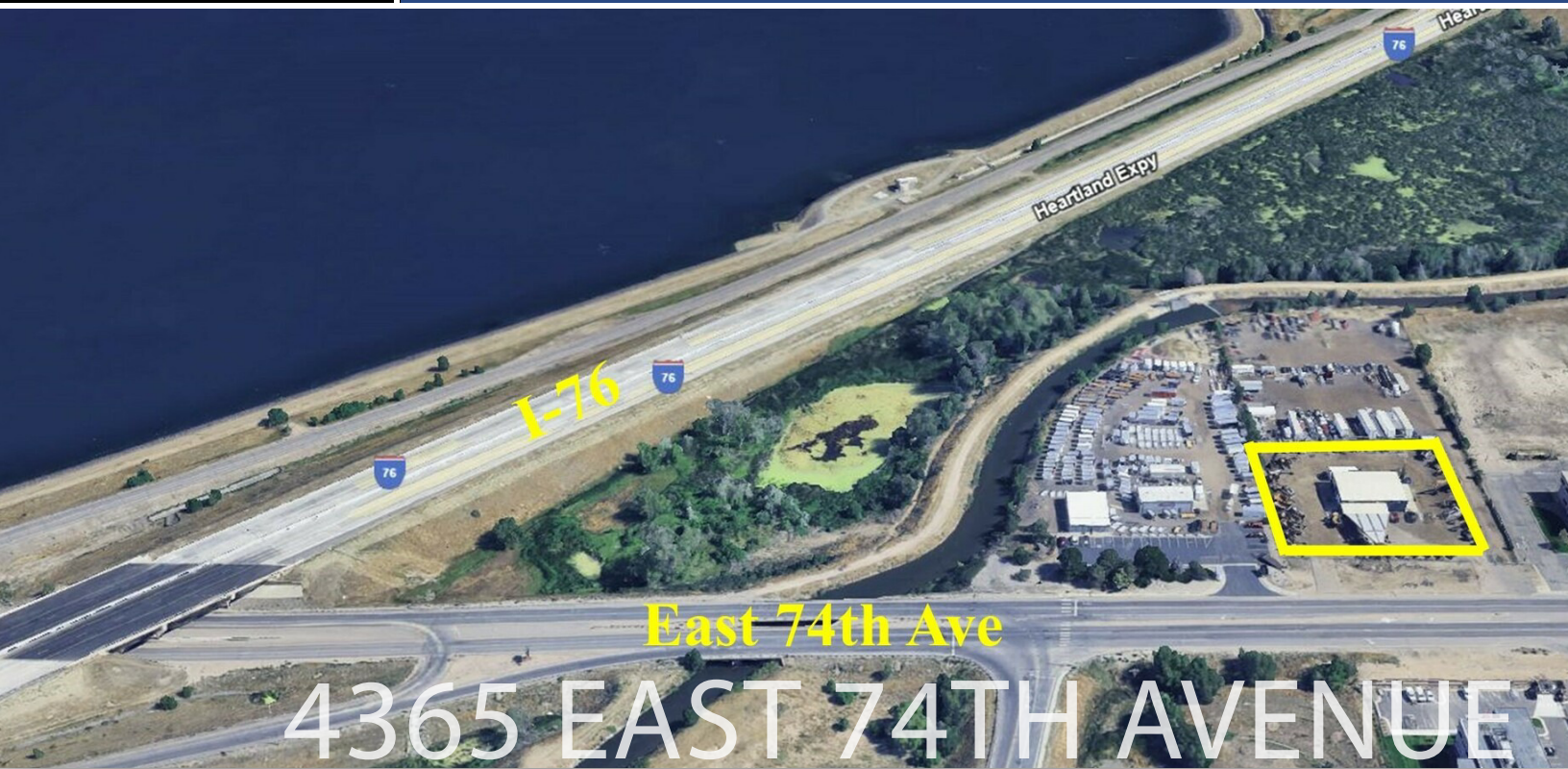
400 S. BROADWAY

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## OFFERING SUMMARY

<b>Available SF:</b>	5,571 SF
<b>Lease Rate:</b>	\$39.98 SF/yr (NNN)
<b>NNN's:</b>	\$4.08/sf per year
<b>Lot Size:</b>	55,000 SF
<b>Shop Size:</b>	4,483 SF
<b>Grade Level Doors:</b>	4 total
<b>Ceiling Height:</b>	16.0 FT
<b>Renovated:</b>	2022
<b>Zoning:</b>	I-2 Commerce City

## PROPERTY HIGHLIGHTS

- 4,483 SF shop area with over oversized drive thru loading doors
- Warehouse area has oversized loading doors, radiant heat and a carbon monoxide exhaust fan.
- 1,087 SF office area a reception area, two private offices, large conference room, and kitchenette with HVAC.
- 55,000 SF fenced yard area with an external dock ramp and highway exposure!
- Part of the Adam's County Enterprise Zone
- Zoned I-2 industrial in Commerce City
- Lease for just \$20,456/mth MG

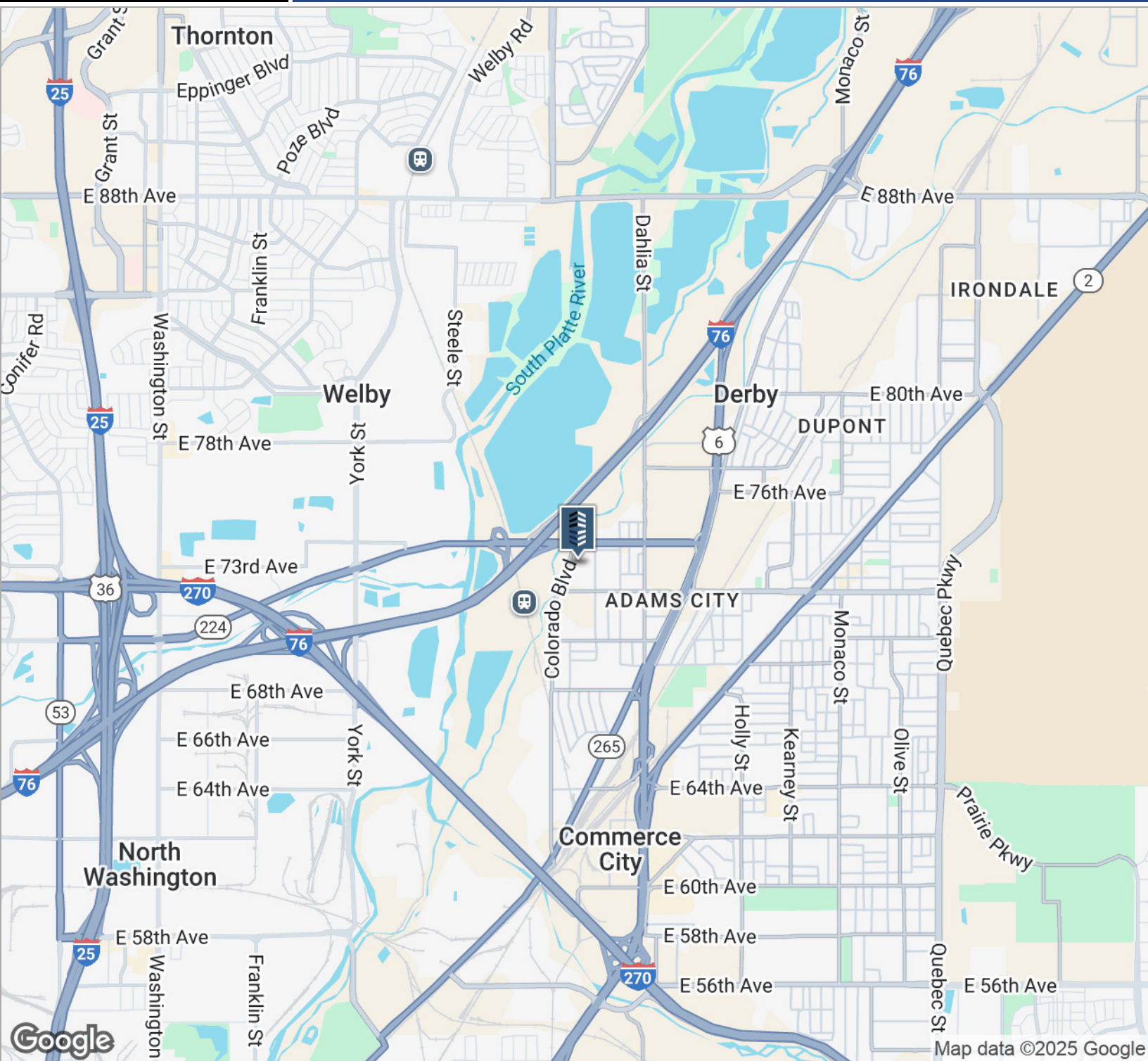


# 5,571 SF WAREHOUSE BUILDING ON 55,000 SF LOT





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