

6980

HIGHWAY 2

COMMERCE CITY, CO 80022

LEASE RATE

\$15.00/SF + NNN



SAM LEGER

CHIEF EXECUTIVE OFFICER

303.512.1159

sleger@uniqueprop.com

GRAHAM TROTTER

SENIOR BROKER ASSOCIATE

303.512.1197 x226

gtrotter@uniqueprop.com

 **UNIQUE**
PROPERTIES

 **TCN**
REAL ESTATE SERVICES

400 S. Broadway | Denver, CO 80209
www.uniqueprop.com | 303.321.5888

PROPERTY HIGHLIGHTS

Address	6980 Highway 2 Commerce City, CO 80022
Building Size	3,030 SF
Lot Size	~26,200 SF
Lease Rate	\$15/SF + NNN's
NNN's	~\$5.10/SF
Zoning	C-1
Property Type	Industrial/Flex

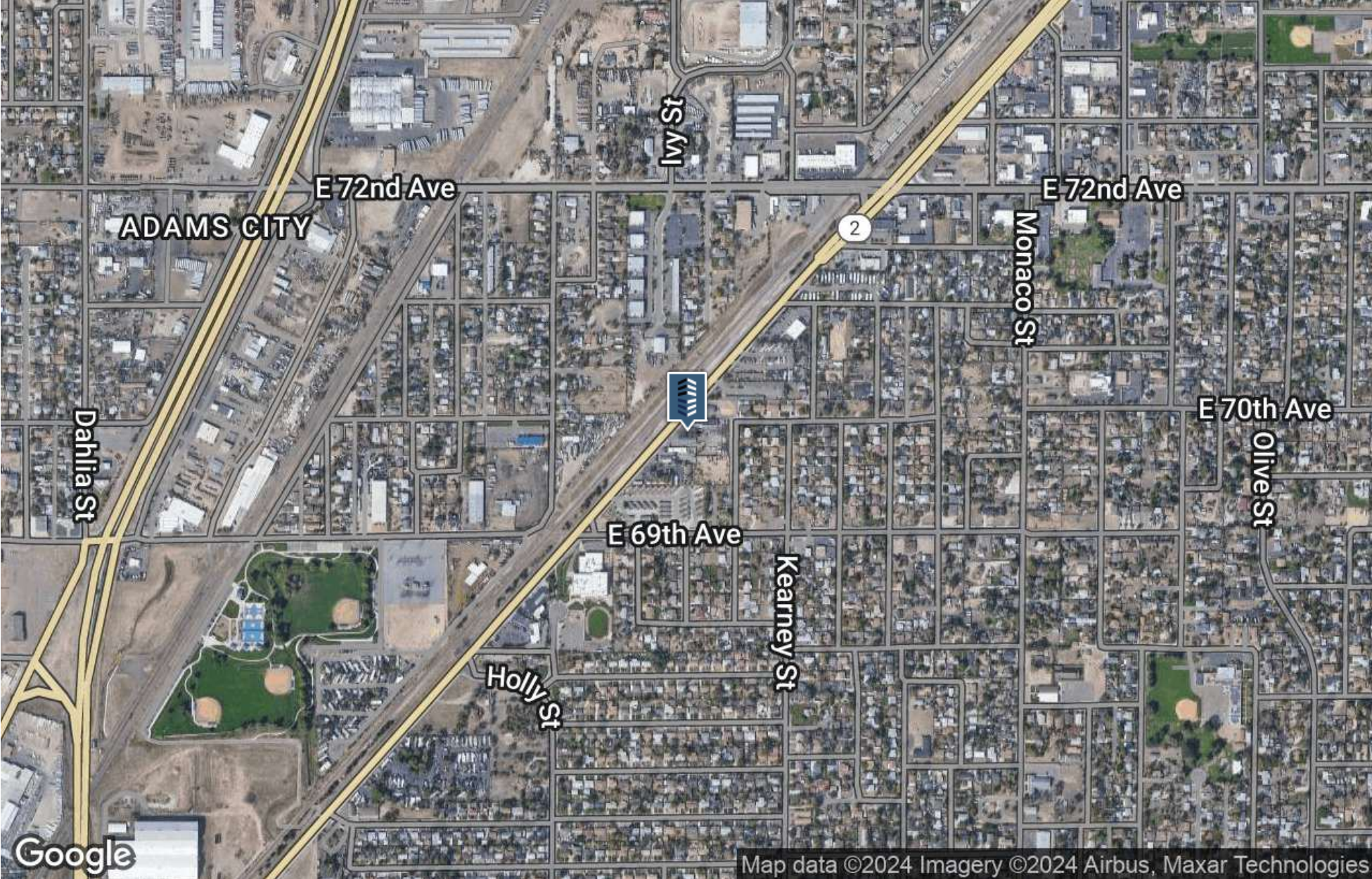
PROPERTY DESCRIPTION

This centrally located property offers exceptional accessibility to I-25, I-70, and I-76, making it a prime location for various business needs. With excellent exposure, high visibility, and prominent signage opportunities, it ensures maximum reach and recognition for your operations. The property features a fenced yard and versatile space that can be tailored for retail, office, or industrial use, offering flexibility to meet your specific requirements.

- High Visibility and Traffic Counts
- Signage Available
- Secure Fenced lot with dedicated private entrance and exit
- One (1) Drive-in Door
- Ample Parking



LOCATION MAP





SAM LEGER

CHIEF EXECUTIVE OFFICER
303.512.1159
sleger@uniqueprop.com

GRAHAM TROTTER

SENIOR BROKER ASSOCIATE
303.512.1197 x226
gtrotter@uniqueprop.com