

# INDUSTRIAL WAREHOUSE UNIT FOR LEASE

5720 Holly St., Unit C  
Commerce City, CO 80022



## LOCATION HIGHLIGHTS

**Interstate Hub** — Direct access to I-70, I-76, and I-270, putting tenants at the crossroads of Denver's most critical freight and logistics corridors.

**Minutes to DIA** — Quick access to Denver International Airport, ideal for businesses with freight, import/export, or travel needs.

**Core Denver Metro Location** — Just north of Denver, providing access to the region's largest labor pool and customer base.

**Established Industrial Park** — Located within the Rocky Mountain Industrial Park, a well-established area for operations.

## PROPERTY FEATURES:

<b>Available SF:</b>	7,990 SF
<b>Clearance:</b>	16' - 18'
<b>Loading:</b>	2 (8'x10') Docks 1 (10'x16') Drive-in
<b>Sprinklered:</b>	Yes
<b>Year Built:</b>	1984
<b>Zoning:</b>	I-1
<b>Lease Rate:</b>	\$7.50/SF NNN
<b>NNN Expenses:</b>	\$5.15/SF (estimated)



**LOCAL EXPERTS.  
INDUSTRIAL STRENGTH.**

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