



FOR LEASE – Industrial Warehouse

6045 E 76TH AVE, COMMERCE CITY, CO 80022

Zoning	I-1 Commerce City
Sqft	21,000 SF
Clear Ht	16 FT
Power	208/120 3ph (tbv)
Loading	DI-10X14 FT
YOC	1988
NNN	\$ 6.38
\$/SF	\$12.00

Property Features

- 14' Drive In Doors
- Affordable Small Warehouse space
- 1,500–3,000 SF units
- All units include clean office + restrooms.
- Easy access to I-76, I-270, I-70, I-25

\$2,300 – \$4,500/ month

Available Suites

Bldg-Unit	Unit Type	Sqft
4, 5	2 Unit Bay	3,000
8	1 Unit Bay	1,500
9	1 Unit Bay	1,500
10	1 Unit Bay	1,500

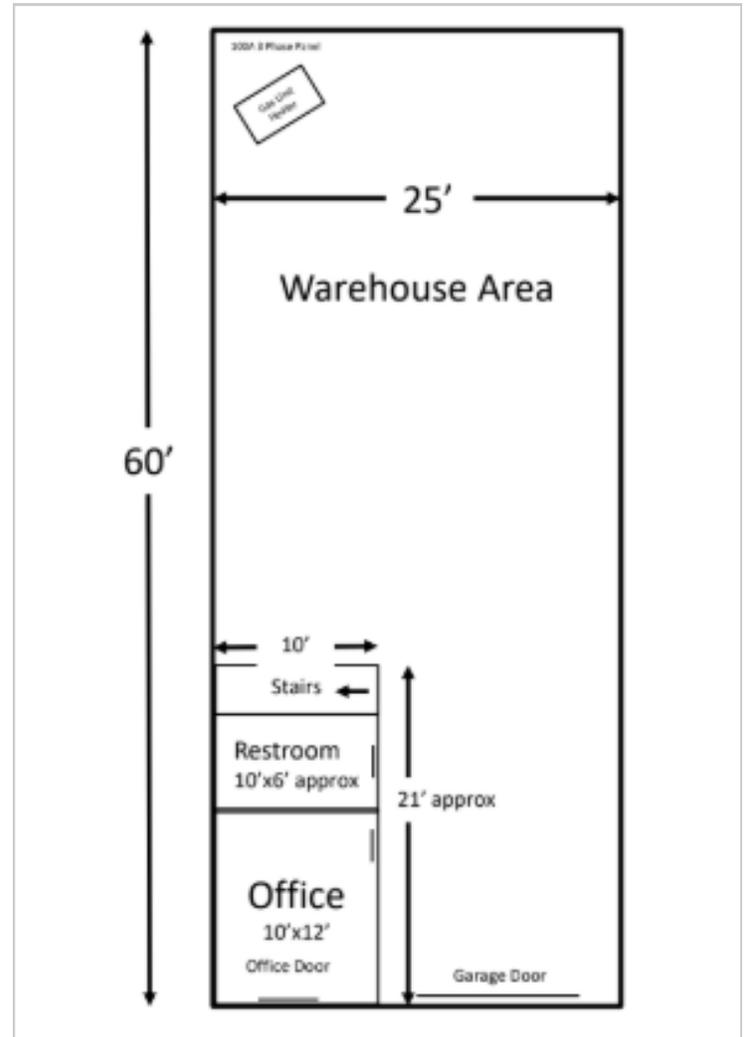


Unit 4, 5 (Double)



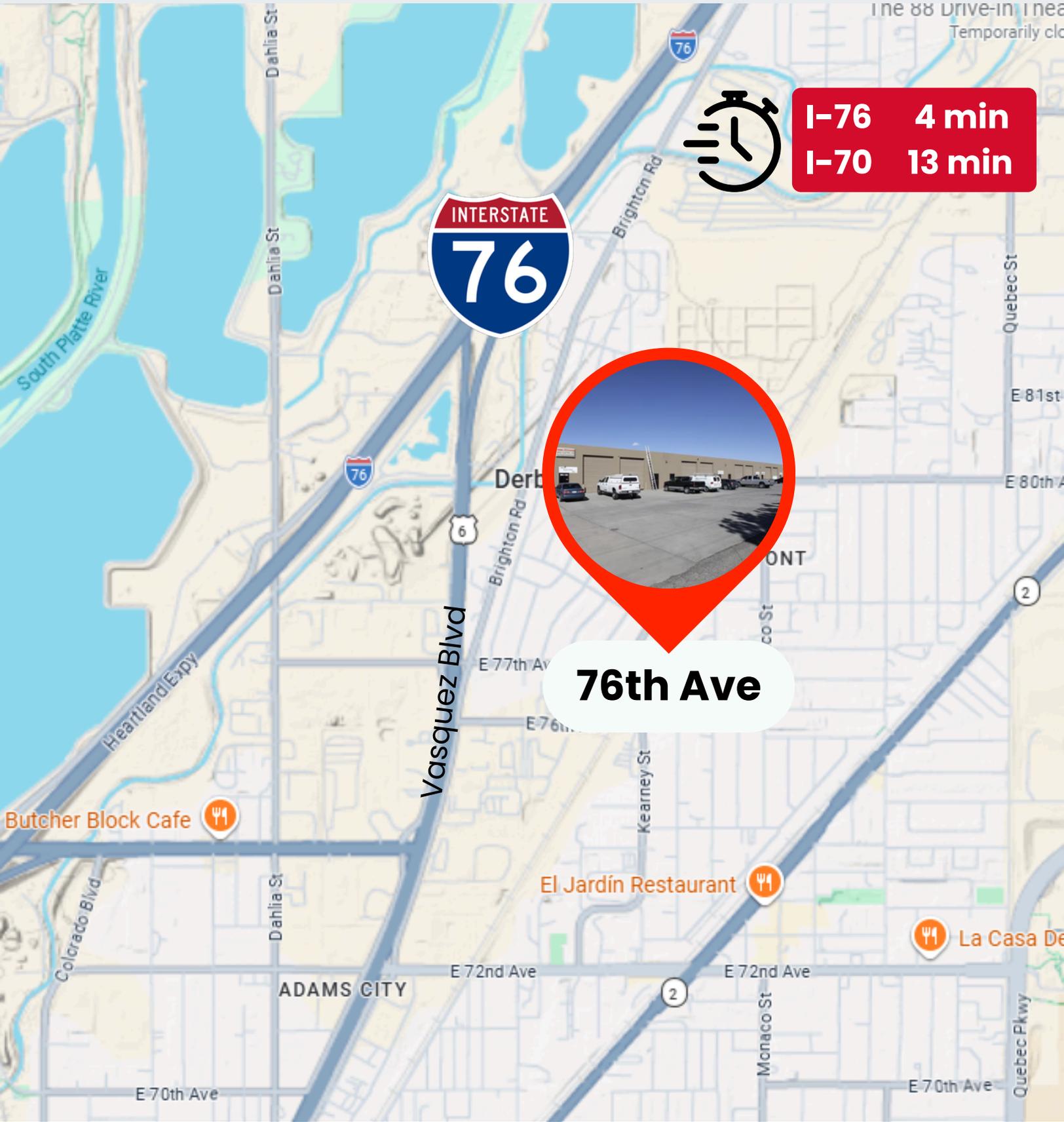
Unit 10

Floor Plan



Single Unit

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