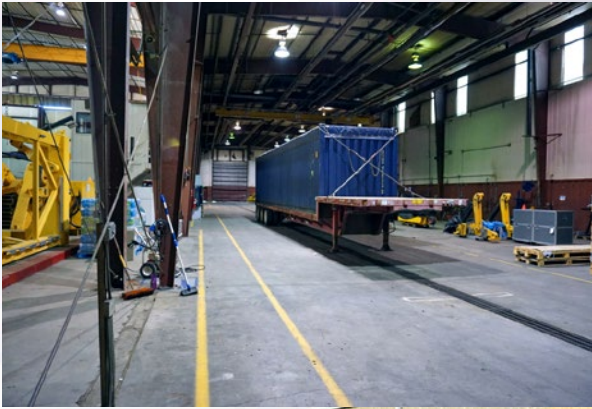


6451-6471

E. 49th Dr
Commerce City, CO 80022

FOR LEASE OR SALE
INDUSTRIAL/MANUFACTURING FACILITY



TOM MYERS
EXECUTIVE VICE PRESIDENT

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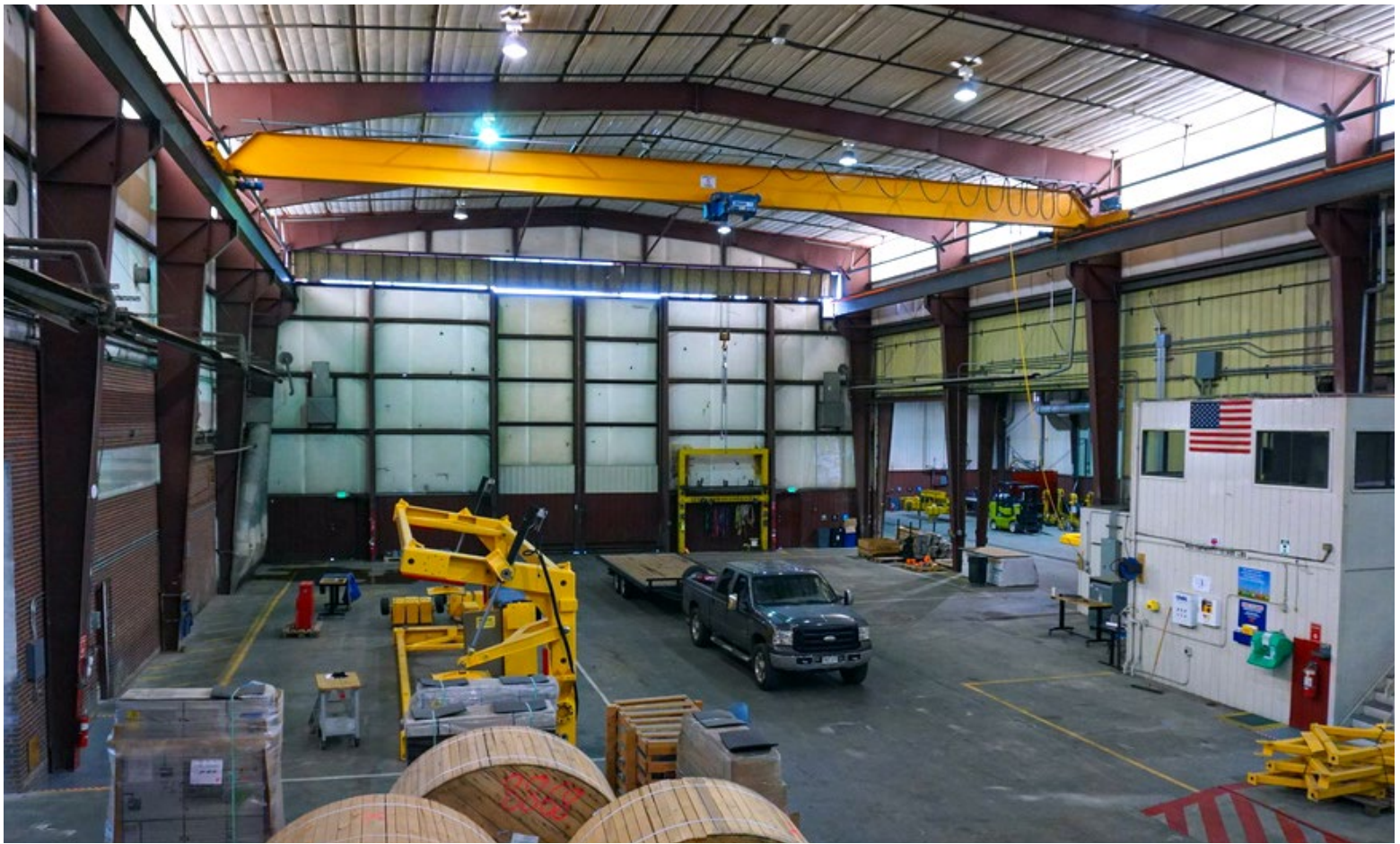
JAKE COOK
BROKER ASSOCIATE

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UNIQUE PROPERTIES
400 S. BROADWAY DENVER CO, 80209
UNIQUEPROP.COM



OFFERING SUMMARY

Available SF:	34,025 SF
Offices:	3,500 SF
Lot Size:	1.57 Acres
Loading Doors:	7 Drive-in
Ceiling Height:	14' - 35' FT
Year Built:	1970/1985
Zoning:	I-1S
Taxes:	\$32,031 (2019)
Lease Rate:	\$11.95/SF NNN
Sale Price:	To Quote

PROPERTY OVERVIEW

The building sits on a large, fenced lot with ample space for truck parking and storage. It features 3,500 SF office space, high ceilings, seven drive-in doors, and three bridge cranes. Ideal for heavy equipment, vehicle maintenance, and other manufacturing uses. The Property is conveniently located in Commerce City, easily accessible from I-270 and I-70 at Quebec or Monaco Streets.

PROPERTY HIGHLIGHTS

- Three 5-ton bridge cranes- 29'+ under hook
- Fenced, paved yard
- New roof sections in 2015 & 2018
- Oversized drive-in doors with drive-through capacity
- 480 Volt, 3 phase power & multiple welding stations
- Radiant heat

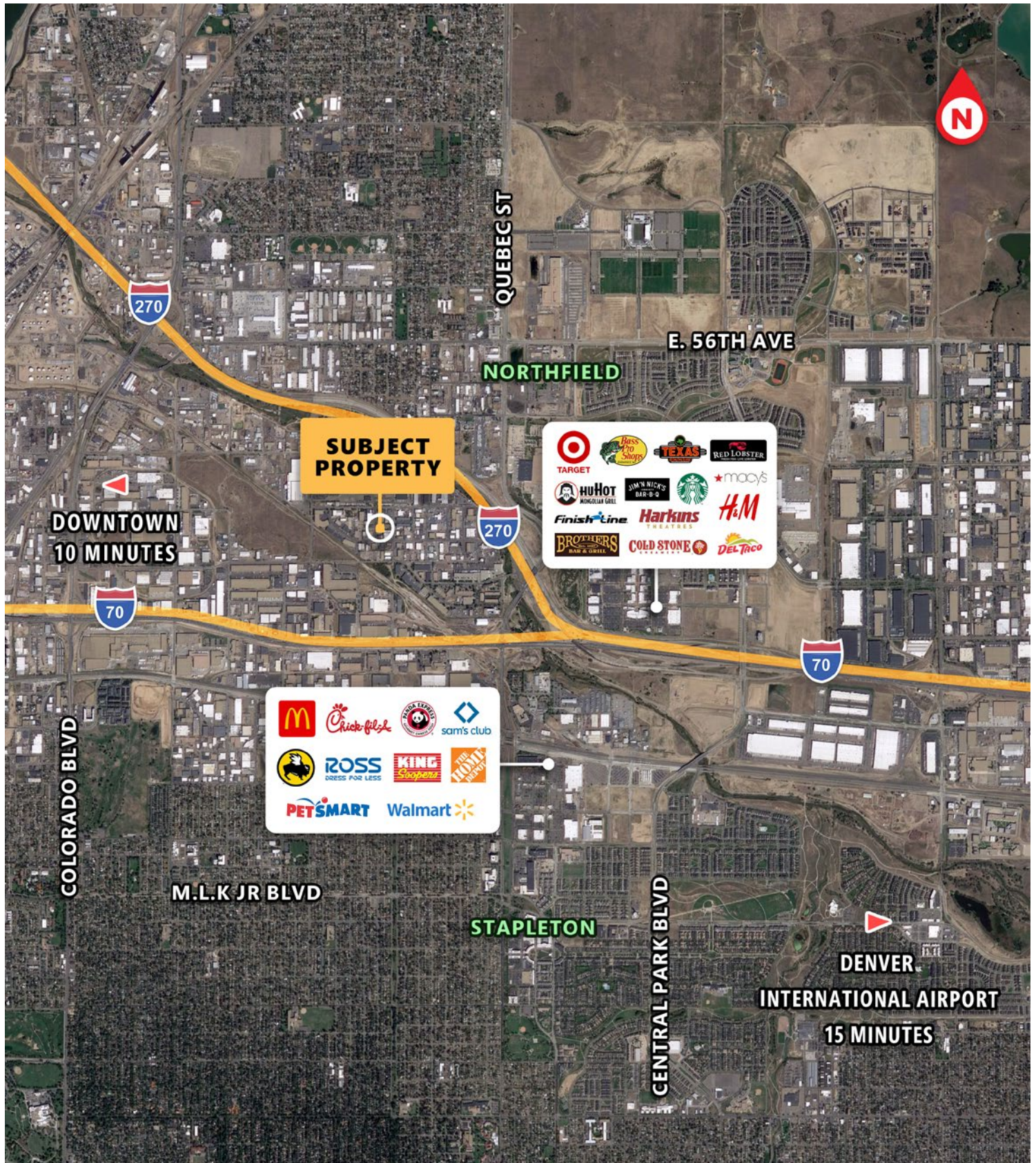
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SITE MAP



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LOCATION MAP



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