

6000 E 49th Avenue
Commerce City, Colorado

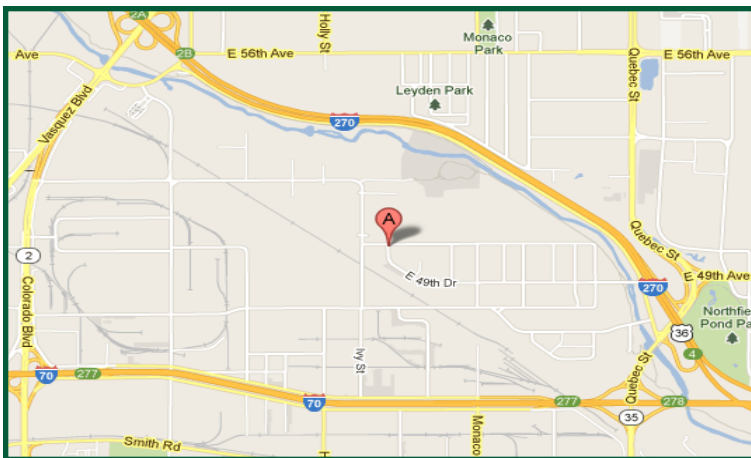
M B R C



AVAILABILITY:

Unit 10.....7,235 SF
Unit 11.....7,935 SF
Unit 12.....7,511 SF
Units 10&11&12.....22,681 SF
(\$9.50/SF NNN*)

*NNN's = \$4.78/SF, AS OF 03/13/26



PROPERTY DESCRIPTION:

THIS WELL KEPT INDUSTRIAL PROPERTY PROVIDES EXCELLENT ACCESS TO I-70 AND I-270. USES INCLUDE LIGHT MANUFACTURING AND/OR DISTRIBUTION.

MICHAEL BLOOM
REALTY COMPANY



IMPORTANT FEATURES:

- DRIVE IN & DOCK HIGH LOADING
- 18' CEILING HEIGHT
- 110/220 VOLT, 3-PHASE ELECTRICAL
- FULLY SPRINKLERED
- NEWLY REMODELED OFFICE

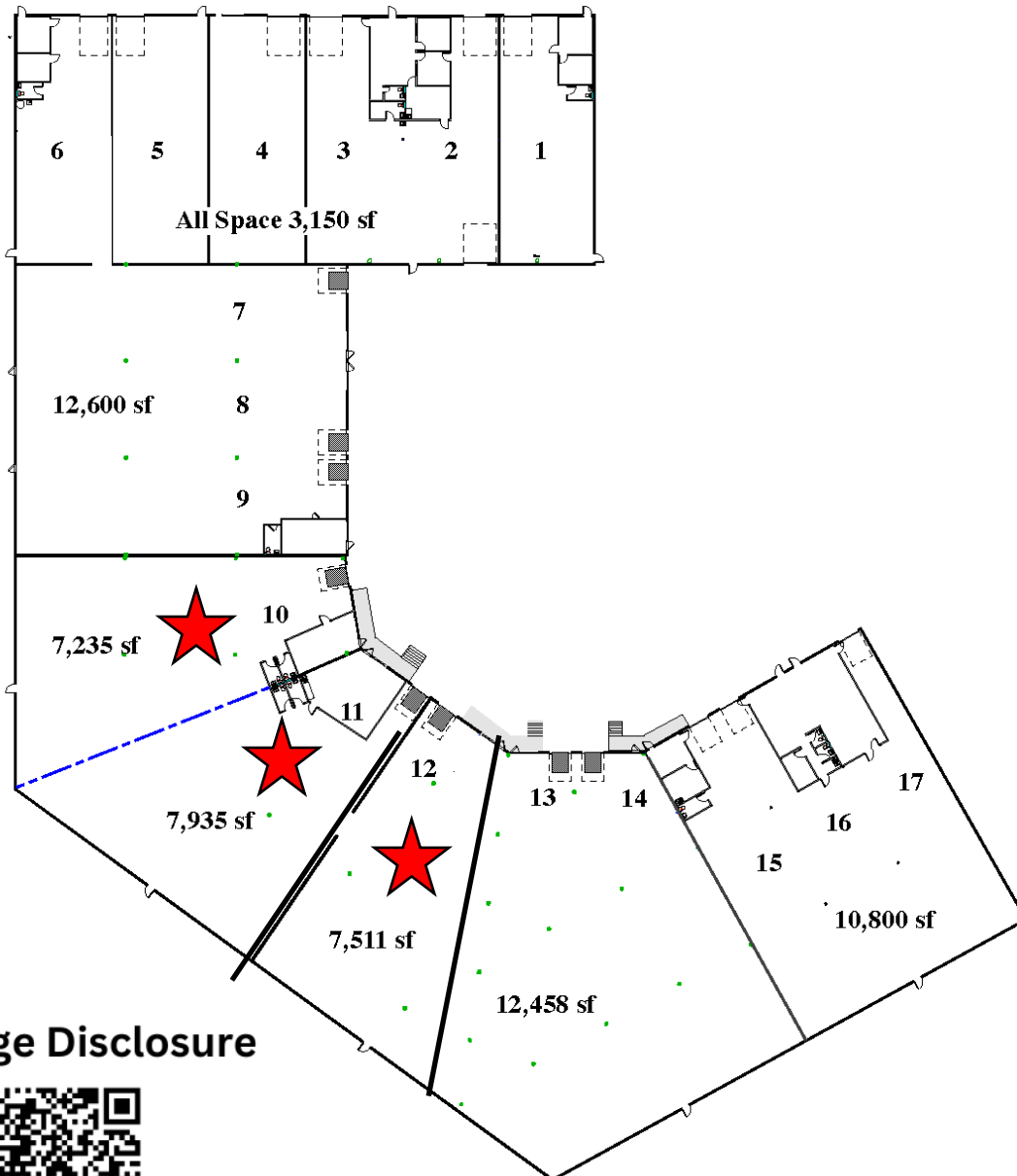
6000 E 49th Avenue
 Commerce City, Colorado



Space Availability:

Availability	Total SF	Office SF	Loading	Power
Unit 10	7,235	500	Dock High	3 Phase
Unit 11	7,935	800	Dock High	3 Phase
Unit 12	7,511	500	Ramped Drive-In	3 Phase

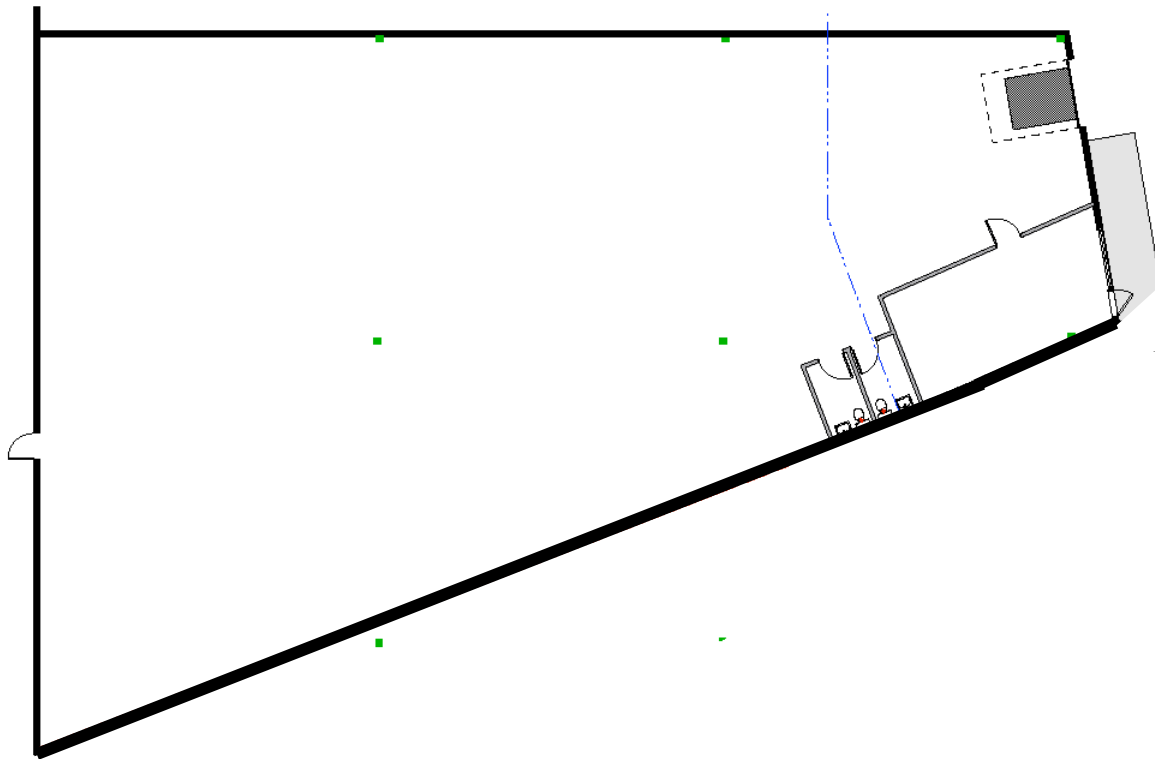
6000 East 49th



Brokerage Disclosure

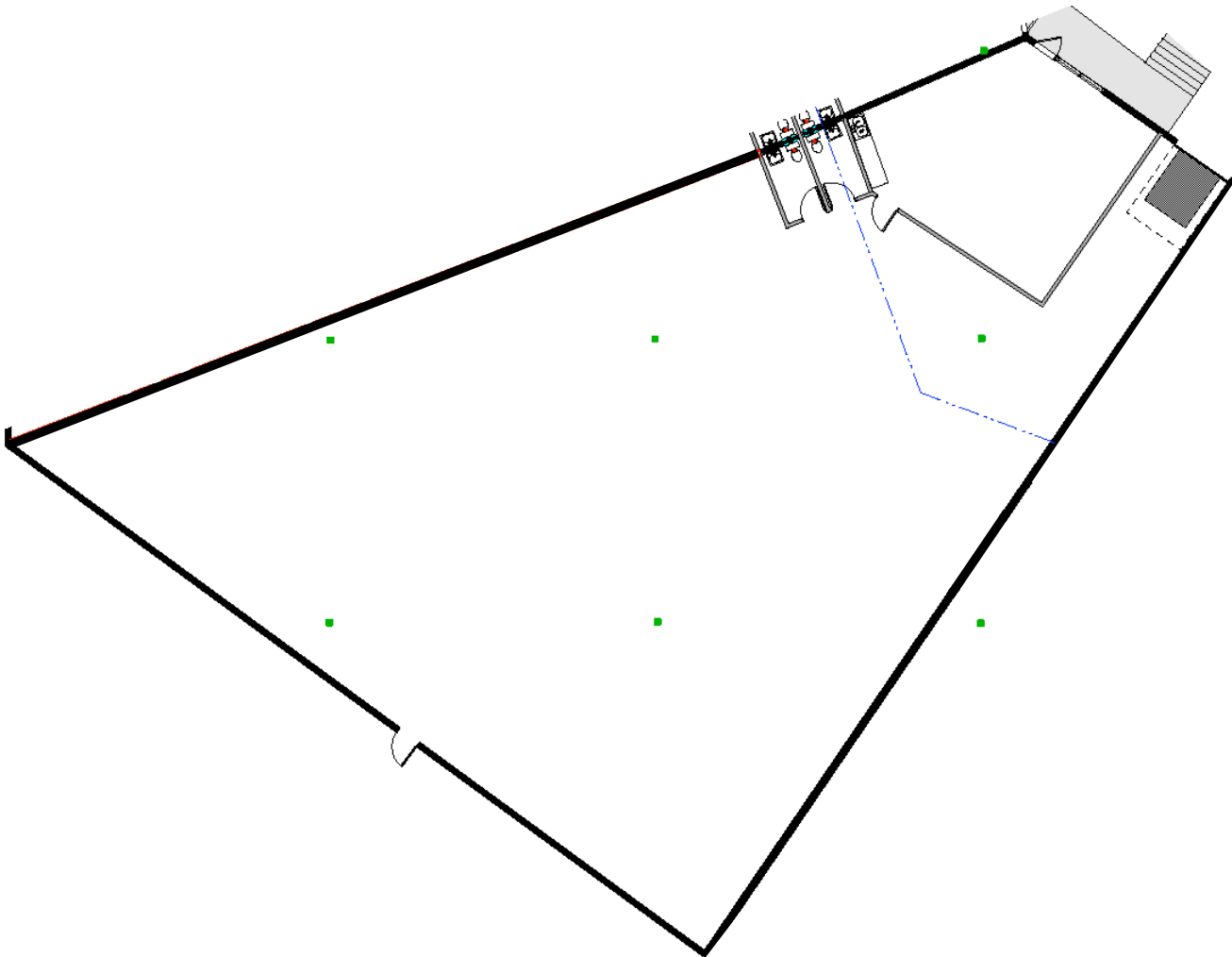


6000 East 49th



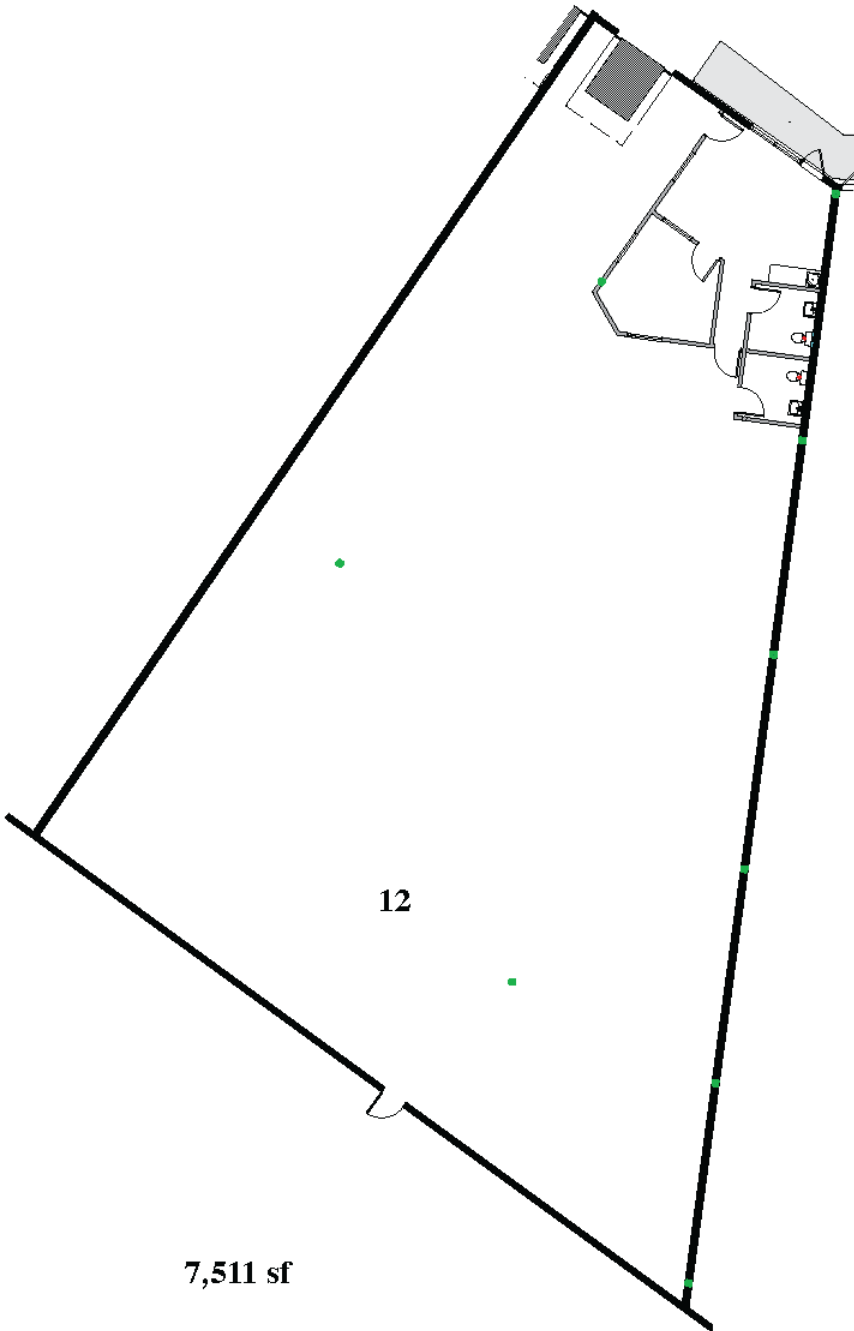
2 Unit 10
Scale: 1" = 20 ft 7,935 sf

6000 East 49th



3 Unit 11 Plan
Scale: 1" = 20 ft 7,935 sf

6000 East 49th Unit 12



7,511 sf

1

Unit 12 Space Plan
Scale: 1" = 20'-0"