



FOR LEASE

7,500 SF Warehouse On 2.03 Acres
4241 E 64th Ave | Commerce City, CO 80022



Large Fenced & Secure Yard - Eight Oversized Drive-In Doors!

CONTACT:

BRAD GILPIN

SENIOR VICE PRESIDENT

303.512.1196

bgilpin@uniqueprop.com

UNIQUE PROPERTIES

400 S. BROADWAY

DENVER, CO 80209

(p) 303.321.5888

(f) 303.321.5889

WWW.UNIQUEPROP.COM



4241 E 64TH AVE

OFFERING SUMMARY

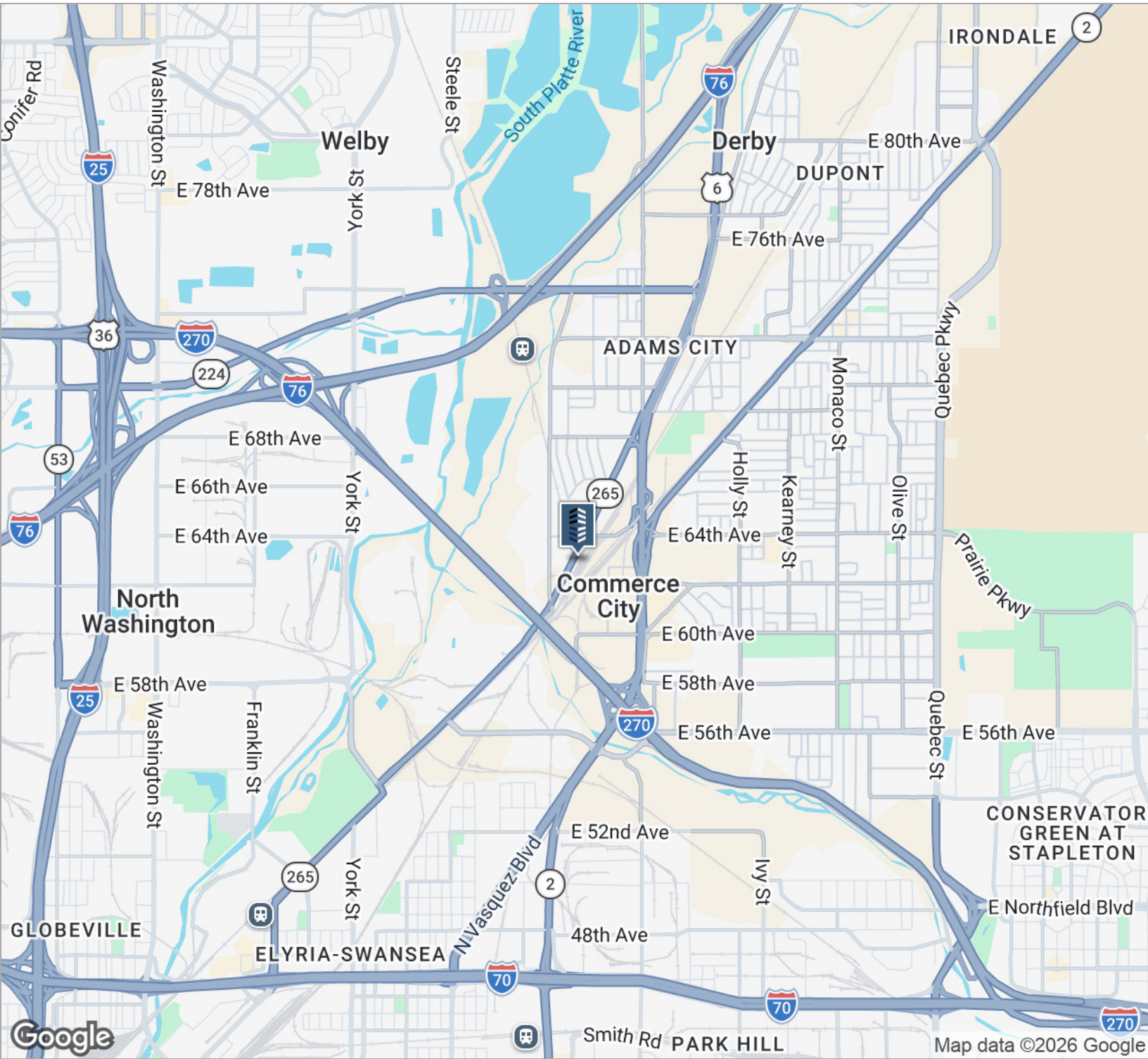
Available SF:	7,500 SF
Lease Rate:	\$39/sf NNN
NNN's:	\$5.61/sf
Lot Size:	2.03 Acres
Building Size:	7,500 SF
Grade Level Doors:	8
Ceiling Height:	14'-16' clear
Year Built:	1996
Renovated:	2026
Zoning:	I-3 Industrial
County:	Adams

PROPERTY HIGHLIGHTS

- Just renovated, radiant warehouse heat, office HVAC, LED lights and full sprinklers throughout
- New 1,400 SF office area with kitchenette, shower & locker room, two private offices and a reception area.
- Eight drive-in loading doors (seven 14'x14' and one 12'x14')
- Located in the Adams County Enterprise Zone
- The entire site is fenced, gated and well luminated
- Great access via I-270, I-225, I-70 and I-25
- Large 2-acre site zoned I-3 industrial
- Available for lease at just \$28,000 per month plus utilities
- Warehouse floor drains, great for truck maintenance and other related uses!







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