

Industrial Building For Sale or Lease



Potential Yard

6971 Forest Street • Commerce City, CO 80022

- 2,059 SF Building on 0.24 Acres (10,454 SF)
- Mix of Warehouse & Office/Reception Space
- 3 drive in doors 9'W X 8'H
- 8'-10' Warehouse Clear Heights
- C3 - Regional Commercial Zoning (Commerce City)
- Office - Reception, Kitchen, Storage, Restroom
- Warehouse - 3 Drive in Bays and Shop Restroom
- 2025 Property Taxes - \$11,031.88

Purchase Price: \$575,000.00
Lease Rate: \$18.50 PSF (NNN)
CAM: \$5.37 PSF (2026 Est.)

For more information, please call or email:
Jeremiah Maupin - 303-819-9135
jeremiah@apexreco.com

Apex Real Estate Advisors

9250 E Costilla Ave Suite 110 • Greenwood Village, CO 80112 • Office: 720.440.2156 • Email: info@apexreco.com

No warranty or representation is made as to the accuracy of the foregoing information.

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