

INDUSTRIAL LEASE

5420 Niagara St.

Commerce City, CO 80022

WAREHOUSE WITH FENCED LOT FOR LEASE

2,000 SF | ~0.15 AC

Prime infill Commerce City industrial location



Excellent access to Hwy 270, I-70, I-25 & I-76



Industrial zoning allowing a wide variety of uses



Excellent access for trucks and commercial vehicles



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NIAGARA ST.

2,000 SF
~0.15 AC

LEASE RATE:
\$3,500/MO GROSS

5420 Niagara Street presents a well-located industrial opportunity in the heart of Commerce City's established industrial market. The property offers excellent connectivity to Highway 270, I-70, and I-25, providing efficient access throughout the Denver Metro area. Its strategic location, industrial zoning, and proximity to major transportation corridors make it well-suited for owner-users, investors, contractors, manufacturing, distribution, or outdoor storage users seeking a centrally located industrial asset.

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PROPERTY DETAILS



Building Size:
2,000 SF



Clear Height:
17'



Site Size:
~0.15 AC



Power:
400a/240v 3p 4w



Loading:
1 Drive-In (12'w x 12'h)



Year Built:
1992



Zoning:
I-B, Denver
Heavy Industrial



Parking Spaces:
1.33/1,000 SF
6 Surface Spaces

Fenced
Lot

NIAGARA ST.

