

# INDUSTRIAL SPACE FOR LEASE

## 6701-6749 E. 50th Ave.

### COMMERCE CITY, CO



### Building Information

| UNIT   | SIZE     | OFFICE   | LOADING                                          | AVAILABLE   |
|--------|----------|----------|--------------------------------------------------|-------------|
| 6731-A | 7,200 SF | 1,600 SF | One (1) DI (14' x 16')<br>One (1) DH (10' x 10') | Aug 1, 2026 |

- > Clear Height: 16'-17'
- > Power: TBD
- > Construction: Block/Concrete
- > Zoning: I-1 (S)
- > Sprinkler: None
- > Lease Rate: \$9.95/SF NNN
- > NNN: \$5.26/SF (2026)

\*Yard available at additional charge

### Highlights

- > Great visibility on 50th Avenue
- > Close to all highways
- > Oversized Drive-In Loading
- > Yard available



Accelerating success.

6701-6749 E. 50th Ave.  
Commerce City, CO

Main Floor Plan > 6731 A - 7,200 SF

## Contact Us

4643 South Ulster Street  
Suite 1000  
Denver, CO 80237  
MAIN +1 303 745 5800  
FAX +1 303 745 5888

[www.colliers.com/denver](http://www.colliers.com/denver)



### Mezzanine

