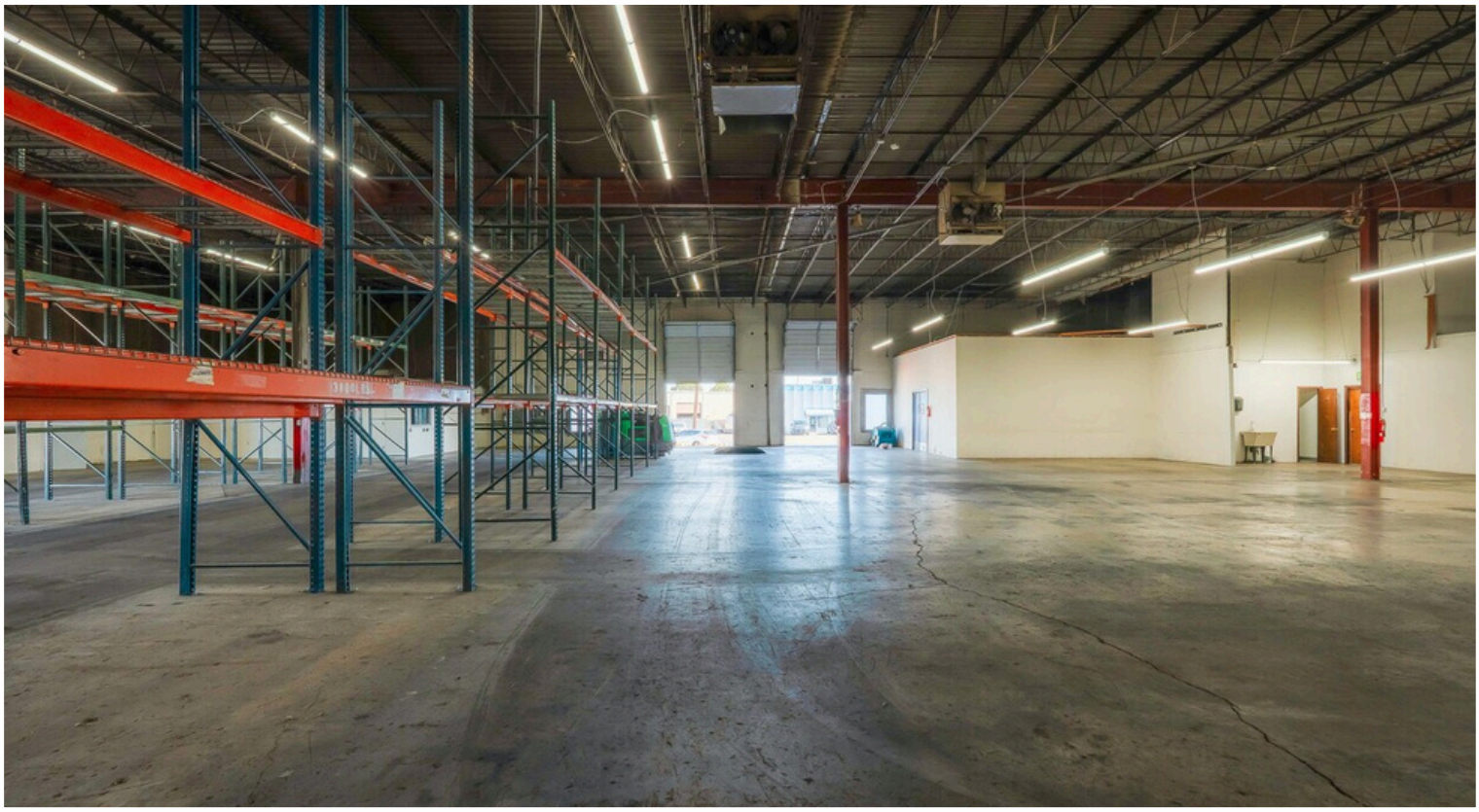
DOCK-HIGH WAREHOUSE FOR LEASE | I-70 & I-270 ACCESS

Warehouse Hotline

6060 E 49TH AVE,

COMMERCE CITY, CO



FEATURES

Size:	6854 SF
Lease Rate:	$7,625.07 per month
Office:	Separate office areas (1,300 SF)(1)
Loading:	dock-high loading door
Ceiling Height:	18' clear
Fire Protection:	ESFR sprinklers
Lighting:	New LED lighting throughout
Access:	Excellent truck maneuverability
Location:	Immediate access to I-70 and I-270

CONTACT US:

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The information contained herein was obtained from sources believed reliable; however, Warehouse Hotline makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

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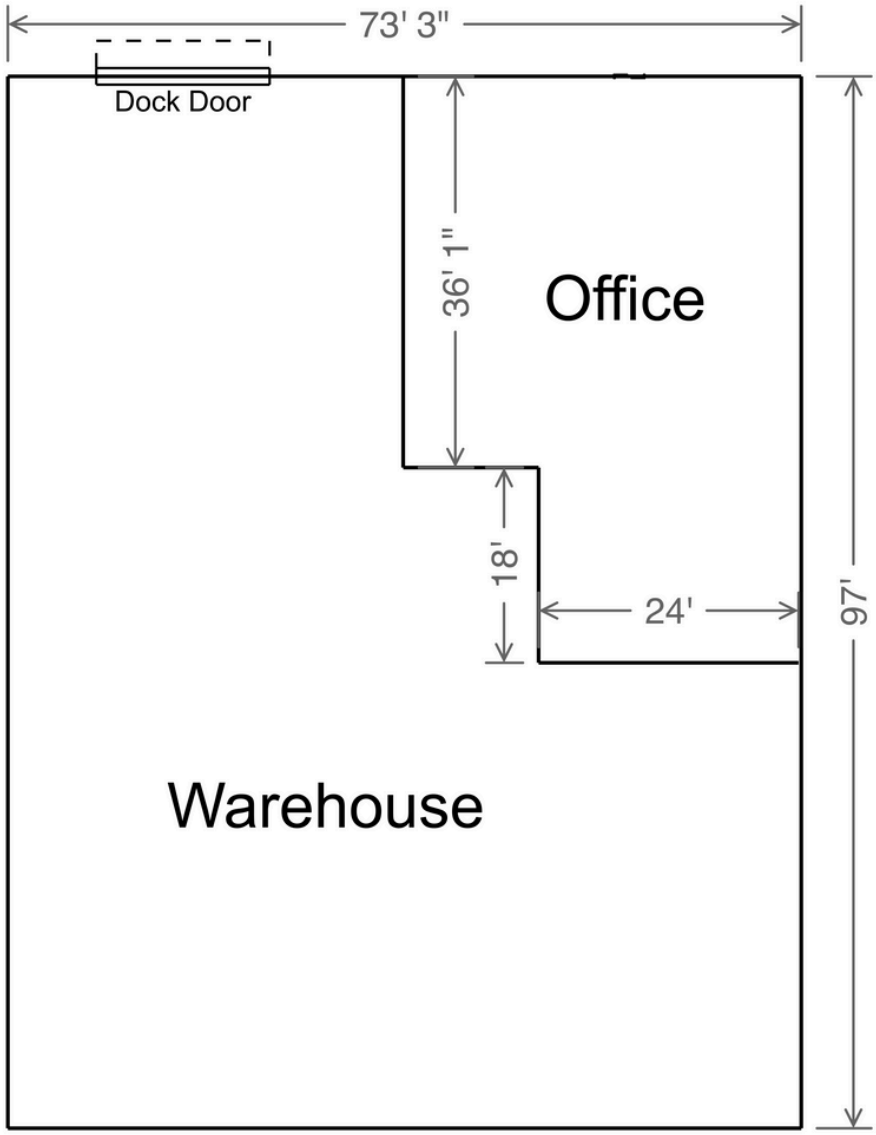
FLOOR PLAN



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The floor plans provided are for informational purposes only and may not be to scale. While every effort has been made to ensure their accuracy, we cannot guarantee the completeness or correctness of the information presented. The floor plans are intended to give a general overview of the property layout and should not be relied upon as a definitive representation of the actual space.

MONTHLY LEASE RATE

Base Rent: $8.25/SF = $4,712.12

NNN: $5.10/SF= $2,912.95

Total a month: $7,625.07

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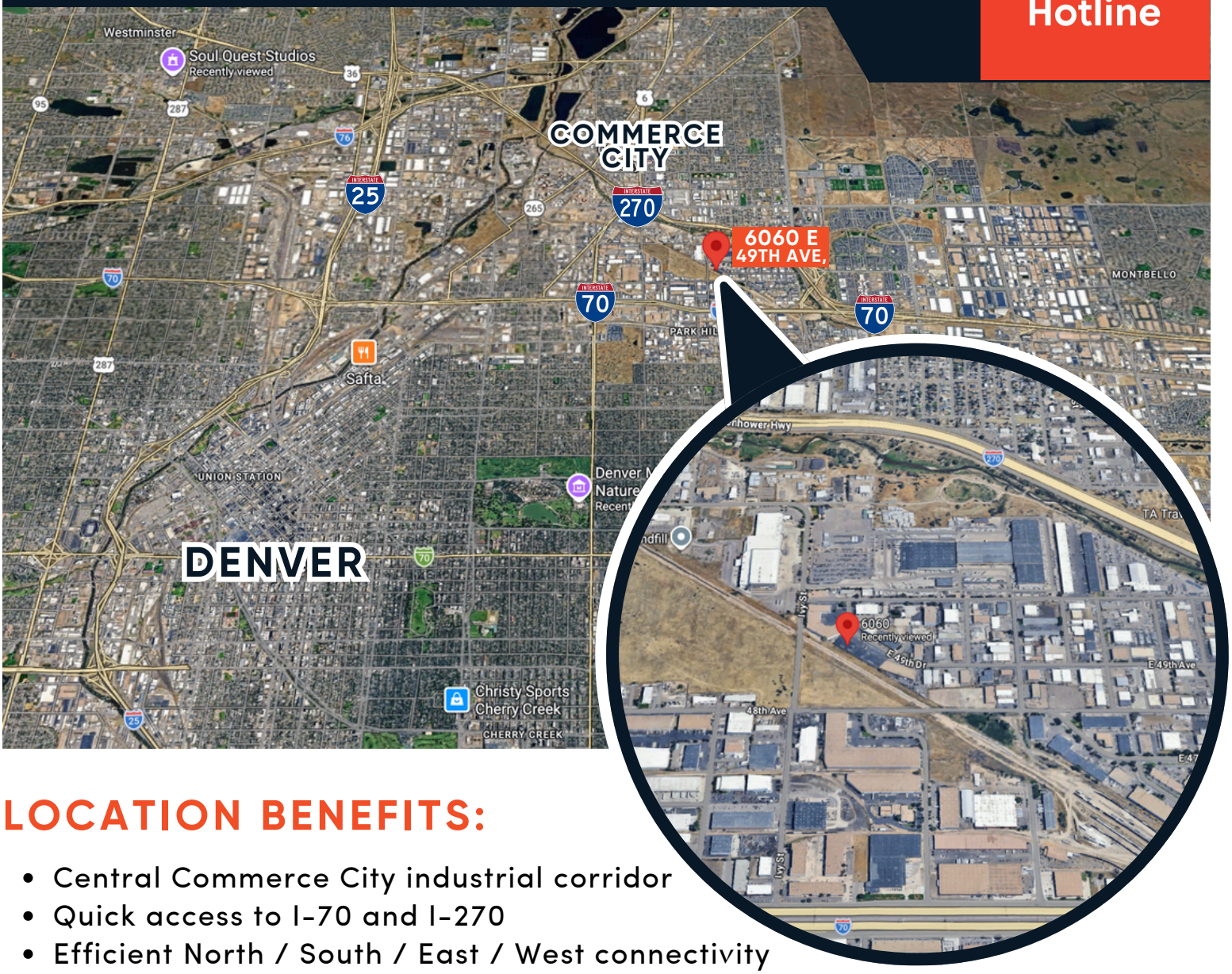

LOCATION BENEFITS:

- Central Commerce City industrial corridor
- Quick access to I-70 and I-270
- Efficient North / South / East / West connectivity
- Ideal for trucks, vans, and service vehicles

5 MIN
I-270

15 MIN
TO DOWNTOWN DENVER

19 MIN
TO DIA

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