

INDUSTRIAL SPACE  
FOR LEASE

# Sand Creek Business Park

3975 EAST 56TH AVENUE | UNIT B-6, COMMERCE CITY, CO 80022



## Building Information

- > Available: 60 Days
- > Total SF: 1,900 SF
- > Base Rent: \$10.95/SF/YR NNN
- > Expenses: \$6.05/SF/YR (2025 Est.)
- > Monthly Rent: \$2,691.67/Month Gross
- > Loading: One (1) Drive-In Door (8' x 12')
- > Clear Height: 16'
- > Year Built: 1982
- > Power: 100 Amps/3-Phase (Varies Per Unit)
- > Zoning: I-2
- > Access: I-270 & Vasquez

## Highlights

- > Great industrial Property Located in the North Market at I-270 & Vasquez
- > Fenced Yard Available For \$1,100/Month
- > Ample parking

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Accelerating success.

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Broker Disclosure



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NORTH



Unit B-6 Floorplan

