

OFFICE SPACE LOCATED IN INDUSTRIAL WAREHOUSE

5301 VASQUEZ BLVD

COMMERCE CITY, COLORADO 80022

STRONG CONNECTIVITY & CONVENIENT ACCESS TO I-70 & I-270



FOR MORE INFORMATION

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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Property Overview

Available Office: 1,842 SF
Warehouse: 3,000 SF
(Potentially Available)

Tenancy Multi

Buildings 1

Stories 1

Zoning C-MX-5

Built 1947

Power 3-Phase

Parking Ample

Clear Height 14'

Lease Rate: Contact Broker

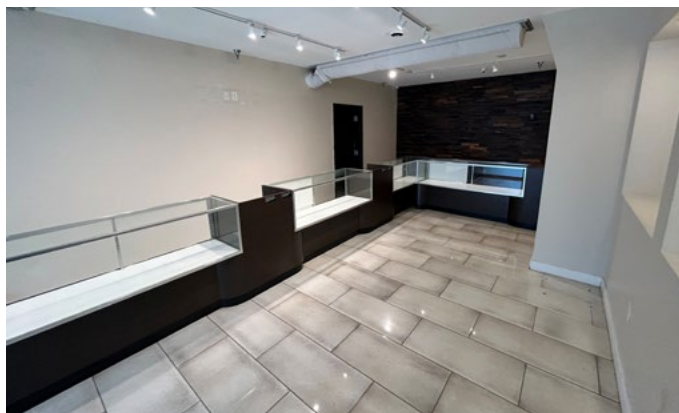
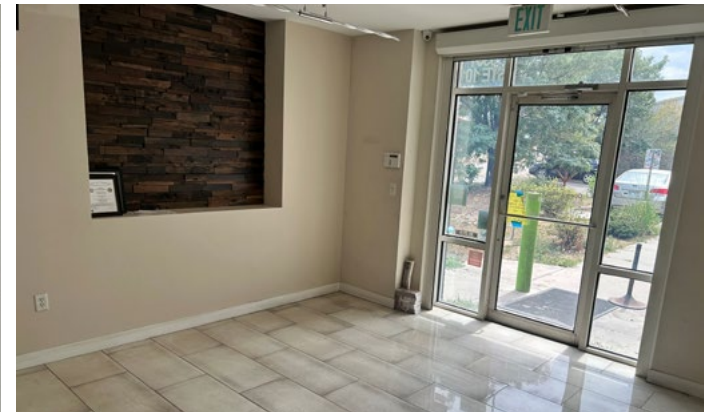
Location Overview

5301 Vasquez Boulevard is strategically located within Commerce City's established industrial market, offering convenient access to Vasquez Boulevard/US-85, I-70, and I-270.

The location provides strong connectivity throughout the Denver metro area, including Downtown Denver and Denver International Airport, and is surrounded by a significant concentration of industrial, logistics, distribution, and service businesses.

The property offers 1,842 SF of office space for lease, making it well suited for businesses seeking a professional office presence within an industrial setting.

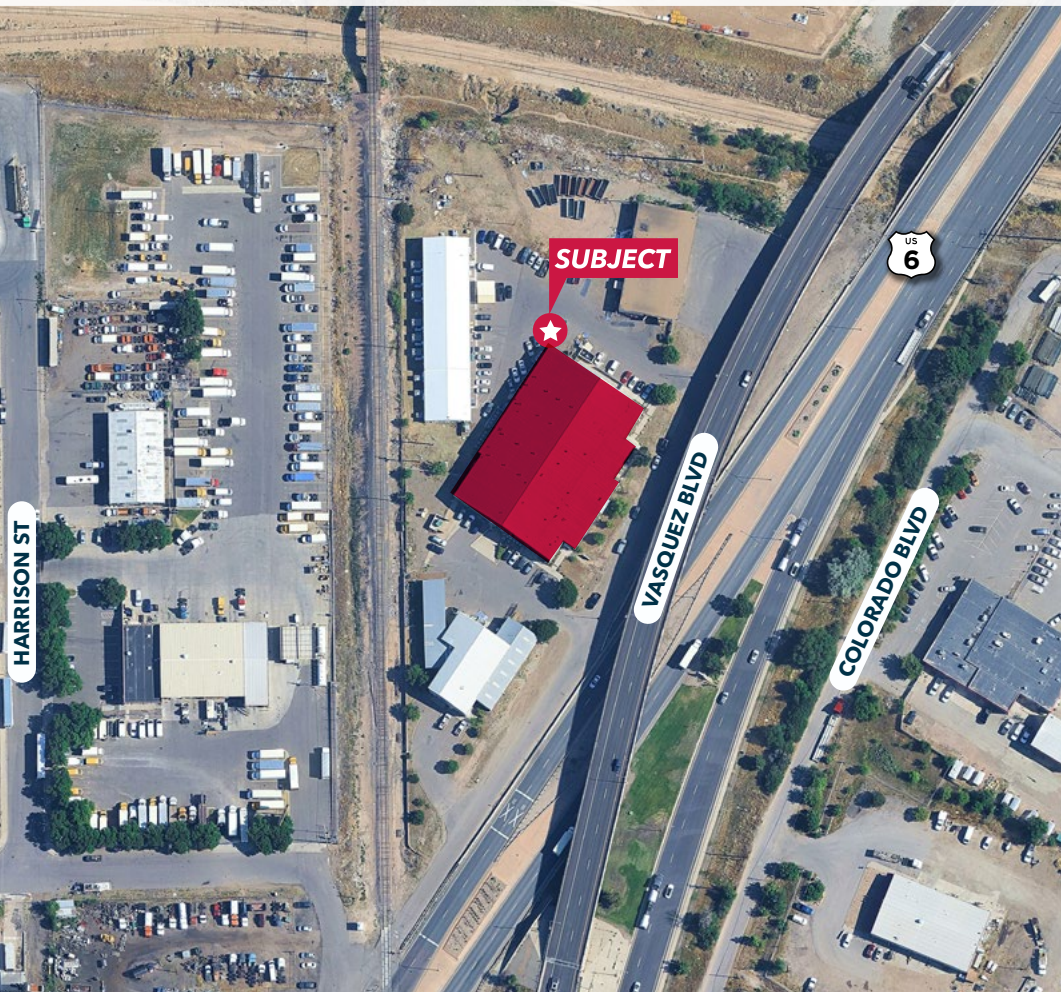
Zoning: C-MX-5 (per information provided; prospective tenants should independently verify permitted uses with the applicable jurisdiction).



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