

5751 Fairfax St.

Commerce City, CO 80022

WAREHOUSE WITH FENCED YARD FOR SALE/LEASE

6,000 SF | 0.90 AC

±0.90-acre industrial property in the sought-after Fairfax Industrial submarket of Commerce City



Functional warehouse with valuable outdoor storage and yard capabilities



Ideal for contractors, equipment storage, light manufacturing, and logistics users



Excellent access to I-70, I-270, and the greater Denver metro area for efficient operations and distribution



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6,000 SF
0.90 AC

SALE PRICE:
\$2,100,000 (\$350 PSF)

LEASE RATE:
\$24/SF + NNN

5751 Fairfax St is an industrial warehouse positioned on approximately 0.90 acres in the highly functional Fairfax Industrial submarket of Commerce City. The property provides valuable outdoor storage and yard capabilities that are increasingly difficult to find in today's market. The existing improvements are well-suited for a variety of industrial users including contractors, equipment storage, light manufacturing, and logistics operations. Its strategic location near the I-70 and I-270 corridors allows for efficient access to the greater Denver metro area, making it an ideal solution for users prioritizing both accessibility and operational flexibility.

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PROPERTY DETAILS



Zoning:
I-2



Building Type:
Warehouse with
Fenced Yard



Year Built:
1985



Clear Height:
24'



County:
Adams



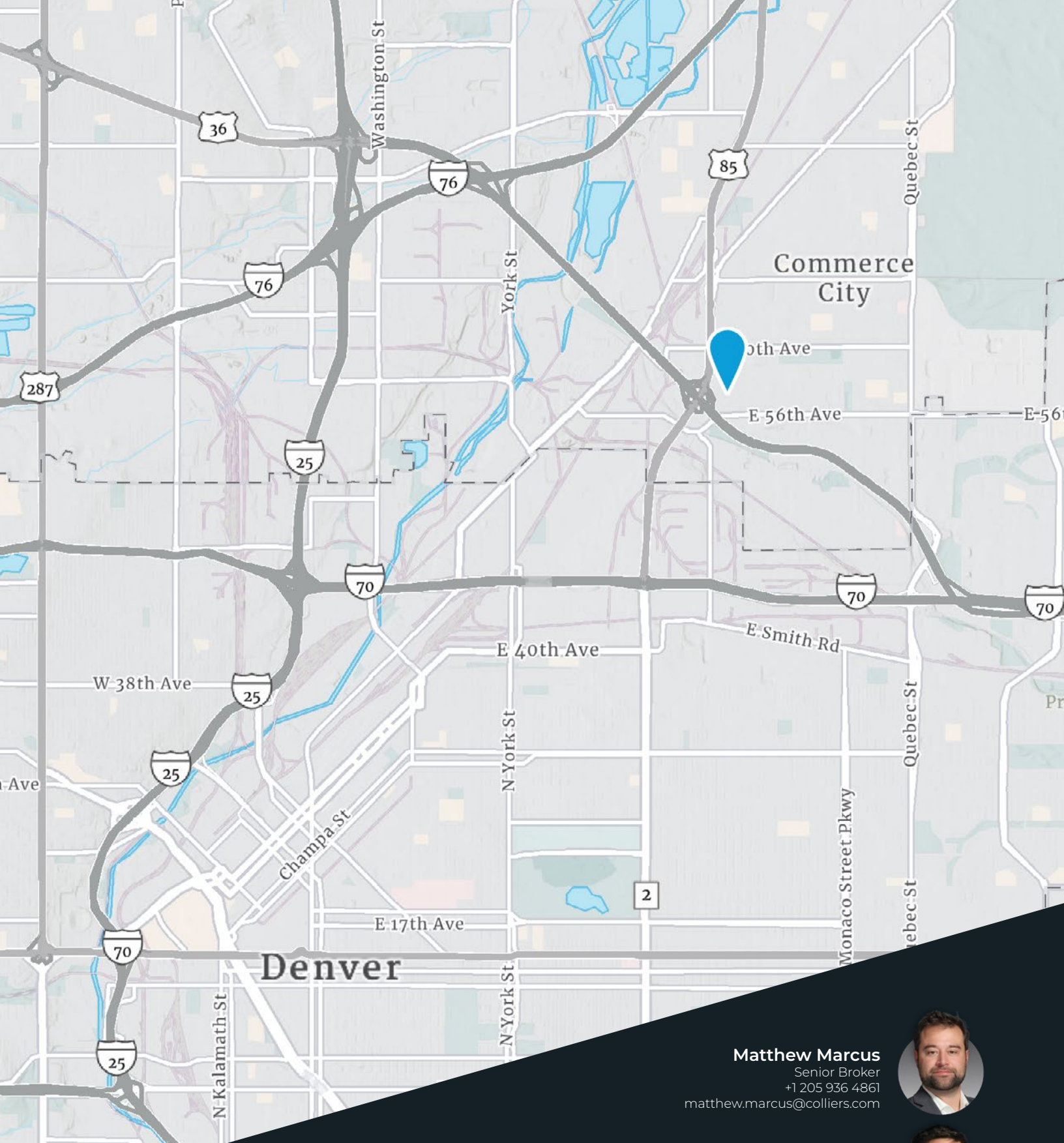
Parking Spaces:
Surface — 10



Six 14' High
Drive-Ins

Fenced
Yard

Fleet Management
Services



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