

**INDUSTRIAL SPACE
FOR LEASE**

6701-6749 E. 50th Ave.
COMMERCE CITY, CO



Building Information

UNIT	SIZE	OFFICE	LOADING	RATE	AVAILABLE
6729	7,140 SF	1,619 SF	One (1) Dock High (Potential for 2)	\$8.95/SF NNN	February 1, 2026
>	Clear Height:	16'-17'			
>	Power:	TBD			
>	Construction:	Block/Concrete			
>	Zoning:	I-1 (S)			
>	Sprinkler:	None			
>	Lease Rate:	\$8.95/SF NNN			
>	NNN:	\$4.43/SF (Est. 2025)			

* Yard available at additional charge

Highlights

- > Great visibility on 50th Avenue
- > Close to all highways
- > Yard available



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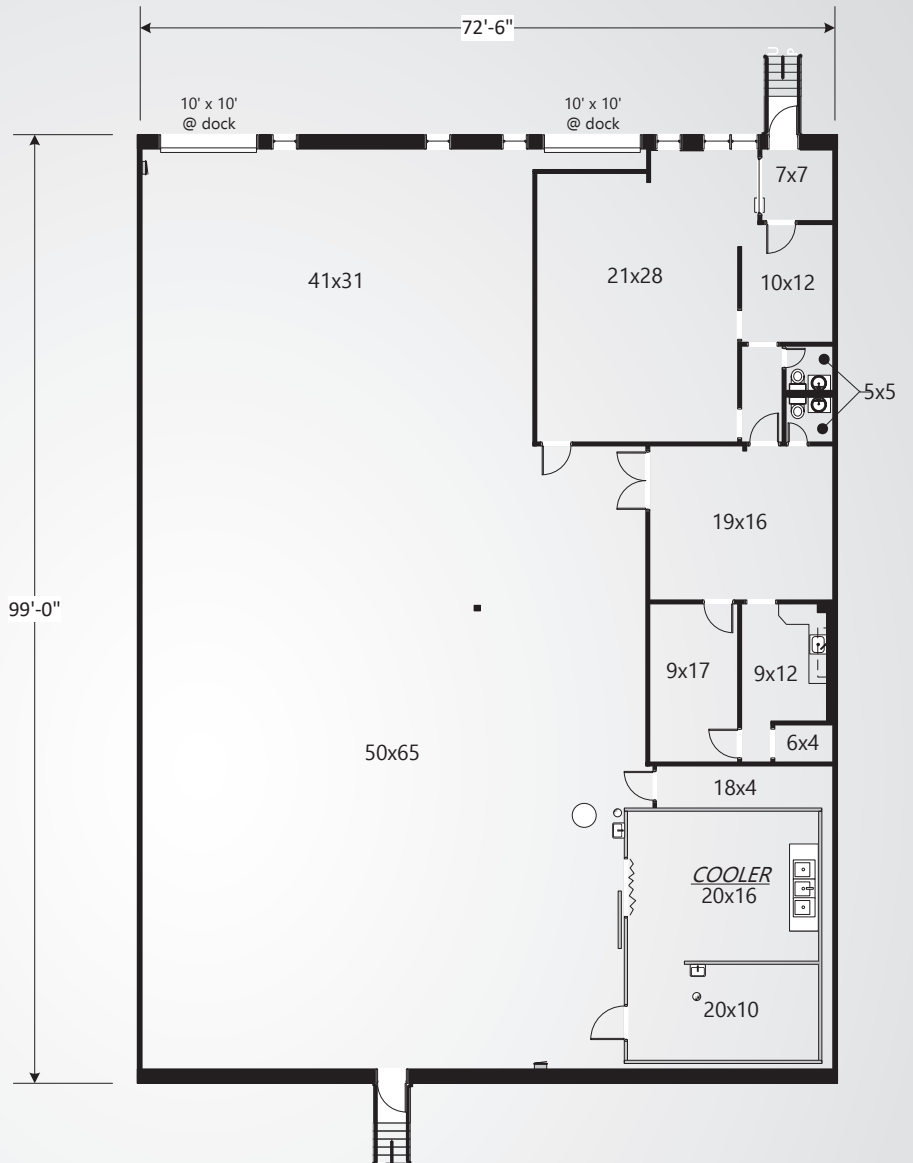
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Accelerating success.

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