



6185 East 56th Avenue

Unit B | Commerce City, CO 80022



BUILDING INFORMATION

Unit Size	8,842 SF	Lease Rate	\$7.95/SF NNN
Office	Approx. 500 SF (Spec Office)	NNN	\$5.53/SF (Est. 2026)
Loading	One (1) Dock High (8' x 10') One (1) Drive-In (12' x 12')	Monthly Rate	\$9,932.51/Month
Clear Height	18'	Power	(TBD)
Sprinkler	No	Available	Immediately
Zoning	I-1 (S)		

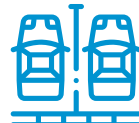
HIGHLIGHTS



Easy access to I-70 & I-270 via Quebec Street



Great distribution space



Plenty of parking



Low NNN's

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