

6185 East 56th Avenue

Unit A | Commerce City, CO 80022



BUILDING INFORMATION

Unit Size	11,258 SF	Lease Rate	\$7.95/SF NNN
Office	4,700 SF	NNN	\$5.53/SF (Est. 2026)
Loading	Two (2) Oversized Drive Ins (12' x 12')	Monthly Rate	\$12,646.49/Month
Clear Height	18'	Power	(TBD)
Sprinkler	No	Available	October 1, 2026
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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