

INDUSTRIAL SPACE
FOR LEASE

Sand Creek Business Park

3975 EAST 56TH AVENUE | UNIT B2-6, COMMERCE CITY, CO 80022

3975
SAND CREEK BUSINESS PARK

Building Information

- > Available: 60 Days
- > Total SF: 9,220 SF
- > Base Rent: \$8.25/SF/YR NNN
- > Expenses: \$6.05/SF/YR (2025 Est.)
- > Monthly Rent: \$11,567.50/Month Gross
- > Loading: Seven (7) Drive-In Doors (8' x 12')
- > Clear Height: 15'3" - 16'
- > Year Built: 1982
- > Power: 100 Amps/3-Phase (Varies Per Unit)
- > Zoning: I-2
- > Access: I-270 & Vasquez

Highlights

- > Great industrial Property Located in the North Market at I-270 & Vasquez
- > Drive in Doors on both ends of unit.
- > Ample parking
- > Fenced Yard Available for \$1,100/Month
- > Climate controlled warehouse
- > Plenty of loading doors

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Accelerating success.

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Broker Disclosure



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NORTH



Unit B2-6 Floorplan

