

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	July 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

TIM SHAY
+1 303 283 4594
tim.shay@colliers.com

LANDEN SHAY
+1 720 833 4631
landen.shay@colliers.com

COLLIERS
4643 S. Ulster Street | Suite 1000
Denver, CO 80237
+1 303 745 5800 | FAX +1 303 745 5888

