

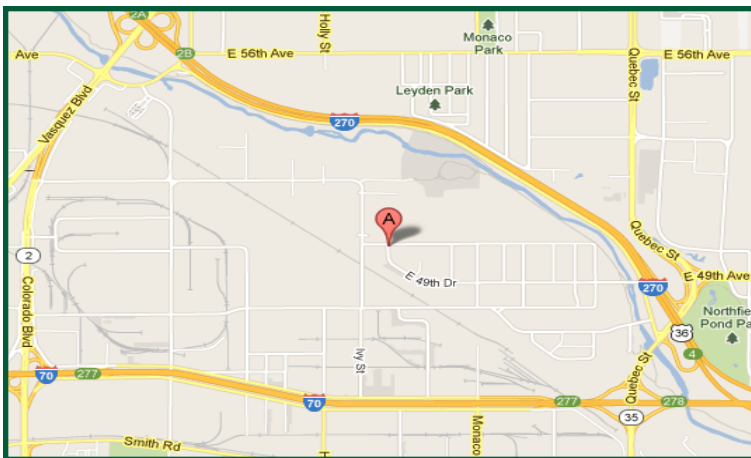
6000 E 49th Avenue  
Commerce City, Colorado

M B R C



**AVAILABILITY (PRICE REDUCED):**  
Unit 13.....12,458 SF  
~~(\$11-14)~~ \$9.50/SF NNN\*

\*NNN's = \$4.78/SF, AS OF 03/13/26



### PROPERTY DESCRIPTION:

THIS WELL KEPT INDUSTRIAL PROPERTY PROVIDES EXCELLENT ACCESS TO I-70 AND I-270. USES INCLUDE LIGHT MANUFACTURING AND/OR DISTRIBUTION.

**MICHAEL BLOOM**  
REALTY COMPANY



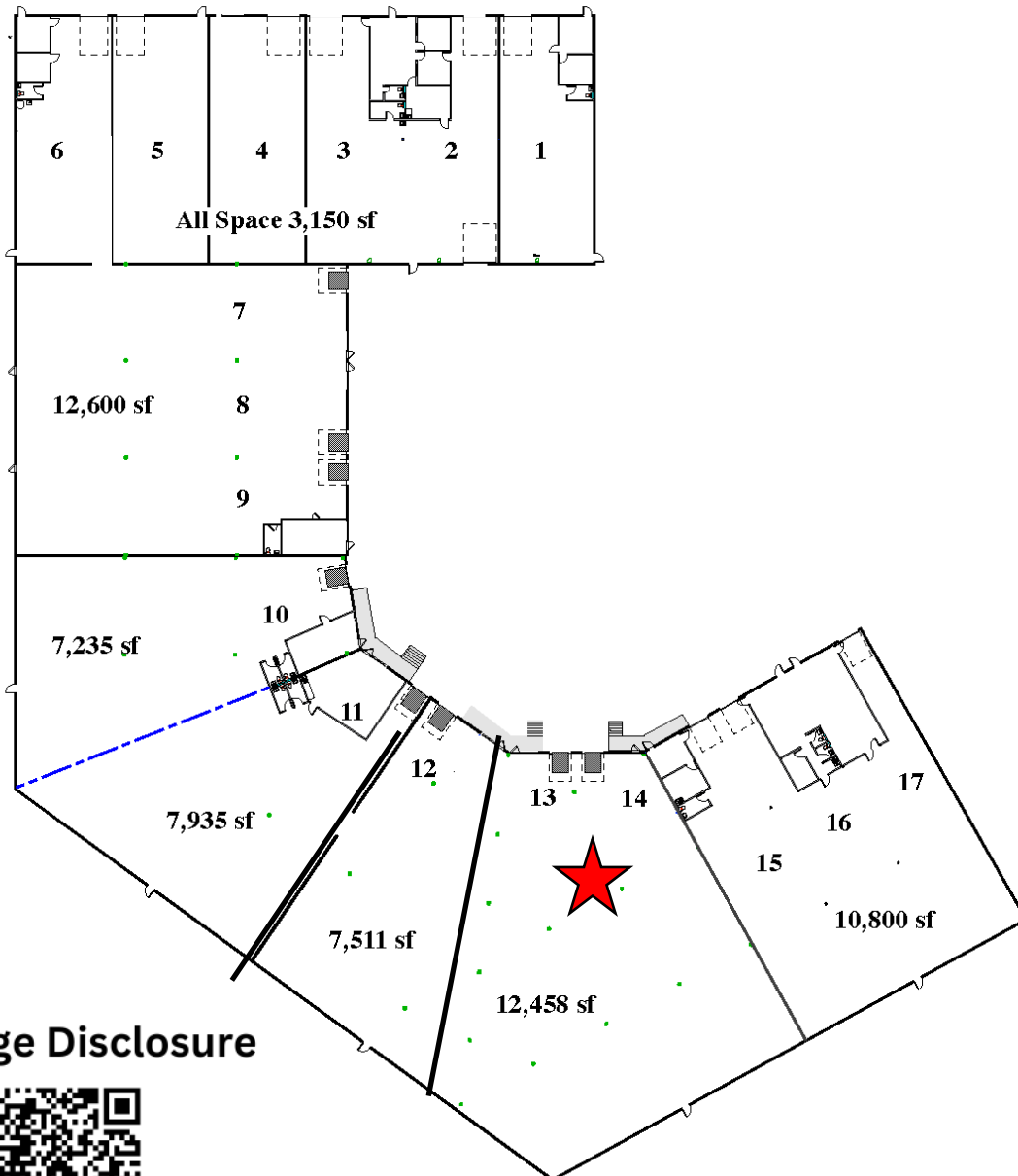
### IMPORTANT FEATURES:

- DRIVE IN & DOCK HIGH LOADING
- 18' CEILING HEIGHT
- 110/220 VOLT, 3-PHASE ELECTRICAL
- FULLY SPRINKLERED
- NEWLY REMODELED OFFICE

### Space Availability:

Availability	Total SF	Office SF	Loading	Power
Unit 13	12,458	1,387	Dock High & Drive In	3 Phase

6000 East 49th



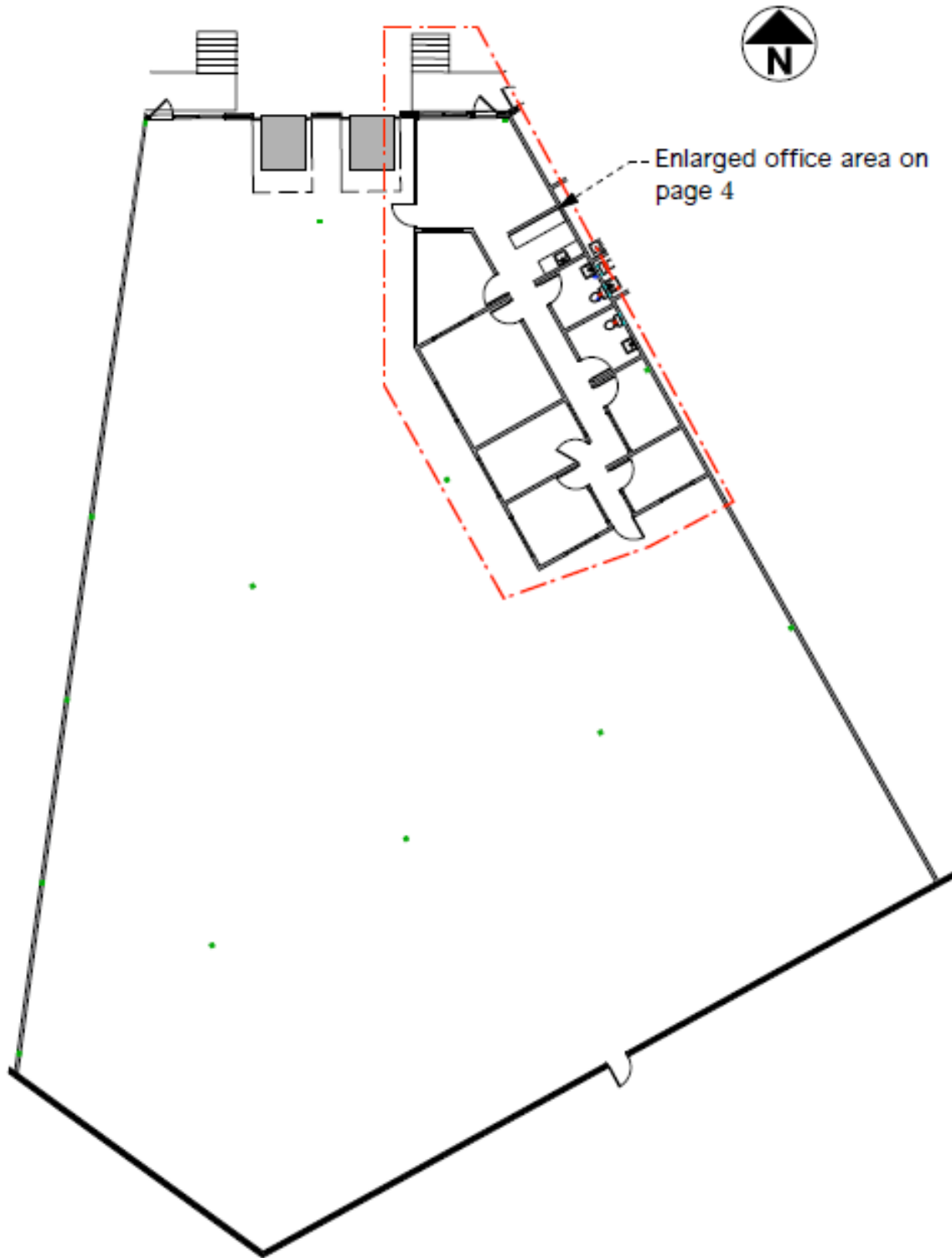
Brokerage Disclosure



[UNIT 13 WALK THROUGH](#)

[UNIT 17 WALK THROUGH](#)

6000 East 49th



Enlarged office area on page 4

6000 East 49th Unit 14

