

6980

HIGHWAY 2

COMMERCE CITY, CO 80022

\$13.00/SF ~~**\$15.00/SF**~~ + NNN

RETAIL/FLEX • LEASE RATE



SAM LEGER

CHIEF EXECUTIVE OFFICER

303.512.1159

sleger@uniqueprop.com

GRAHAM TROTTER

SENIOR BROKER ASSOCIATE

303.512.1197 x226

gtrotter@uniqueprop.com

 **UNIQUE**
PROPERTIES

 TCN

www.uniqueprop.com | 303.321.5888

400 S. Broadway | Denver, CO 80209

PROPERTY HIGHLIGHTS

Address	6980 Highway 2 Commerce City, CO 80022
Building Size	3,030 SF
Lot Size	~26,200 SF
Lease Rate	\$ 13/SF \$15/SF + NNN's
NNN's	~\$5.10/SF
Zoning	C-2
Property Type	Industrial/Flex

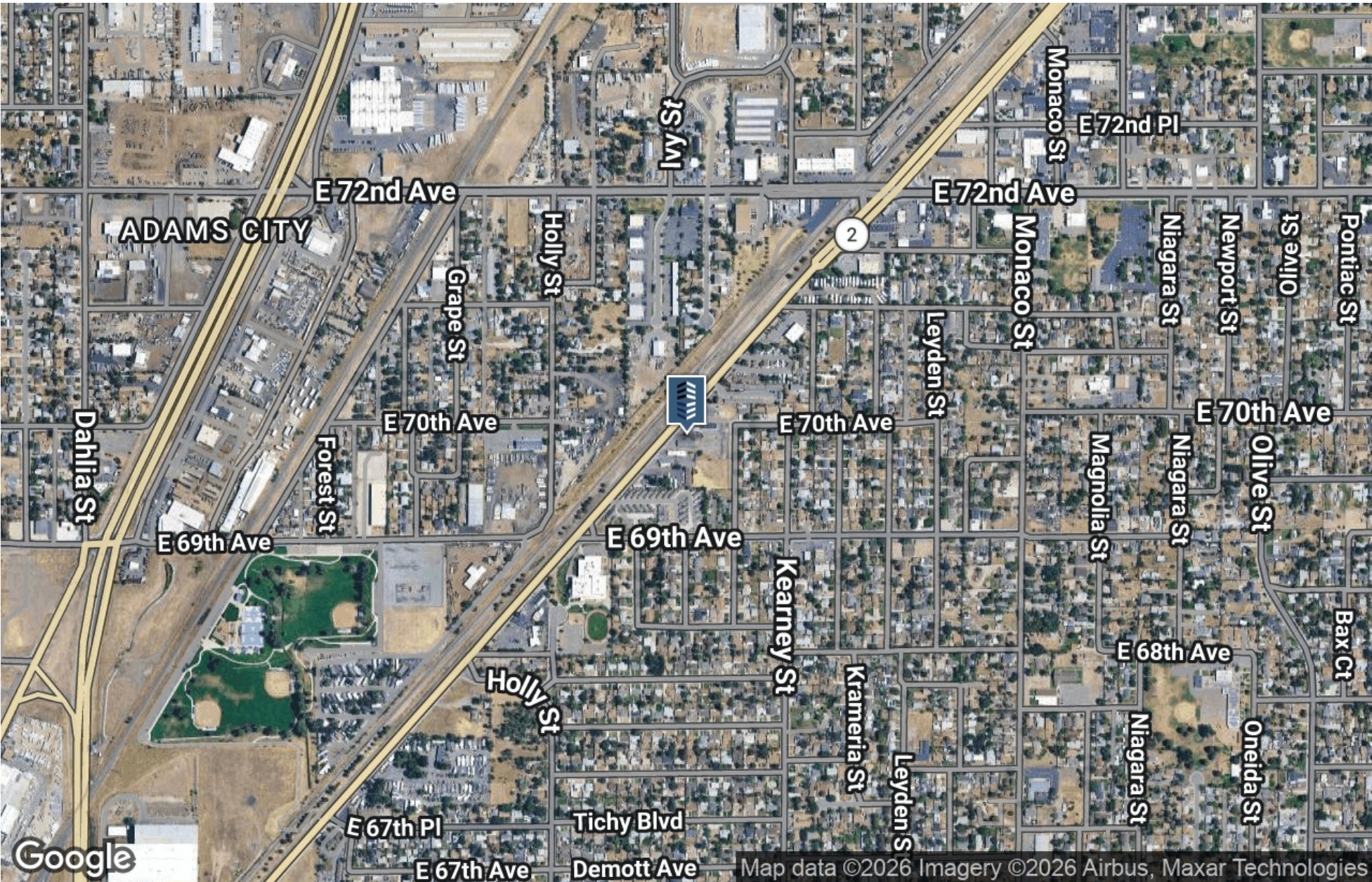
PROPERTY DESCRIPTION

This centrally located property offers exceptional accessibility to I-25, I-70, and I-76, making it a prime location for various business needs. With excellent exposure, high visibility, and prominent signage opportunities, it ensures maximum reach and recognition for your operations. The property features a fenced yard and versatile space that can be tailored for retail, office, or industrial use, offering flexibility to meet your specific requirements.

- High Visibility and Traffic Counts
- Signage Available
- Secure Fenced lot with dedicated private entrance and exit
- One (1) Drive-in Door
- Ample Parking
- C-2 zoning use table:
<https://www.c3gov.com/home/showpublisheddocument/1864/6362899>



LOCATION MAP





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