

6000 E 49th Avenue  
Commerce City, Colorado

M B R C



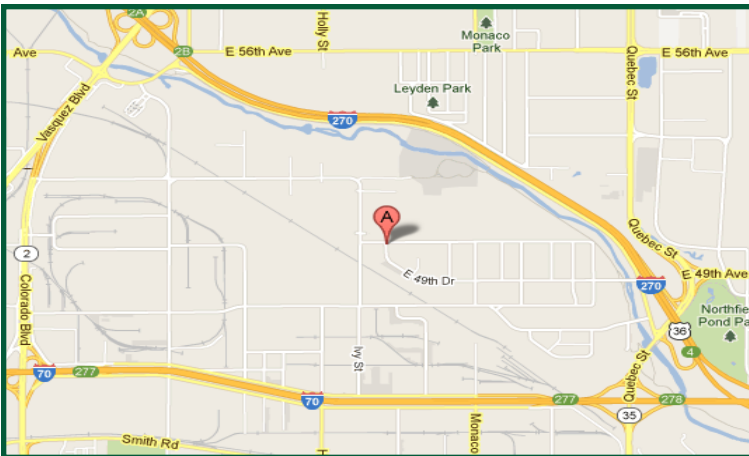
**AVAILABILITY (PRICE REDUCED):**

Unit 13.....12,458 SF

Unit 17.....10,864 SF

~~(\$11-14)~~ \$9.50/SF NNN\*

\*NNN's = \$4.46/SF, AS OF 4/22/25



**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



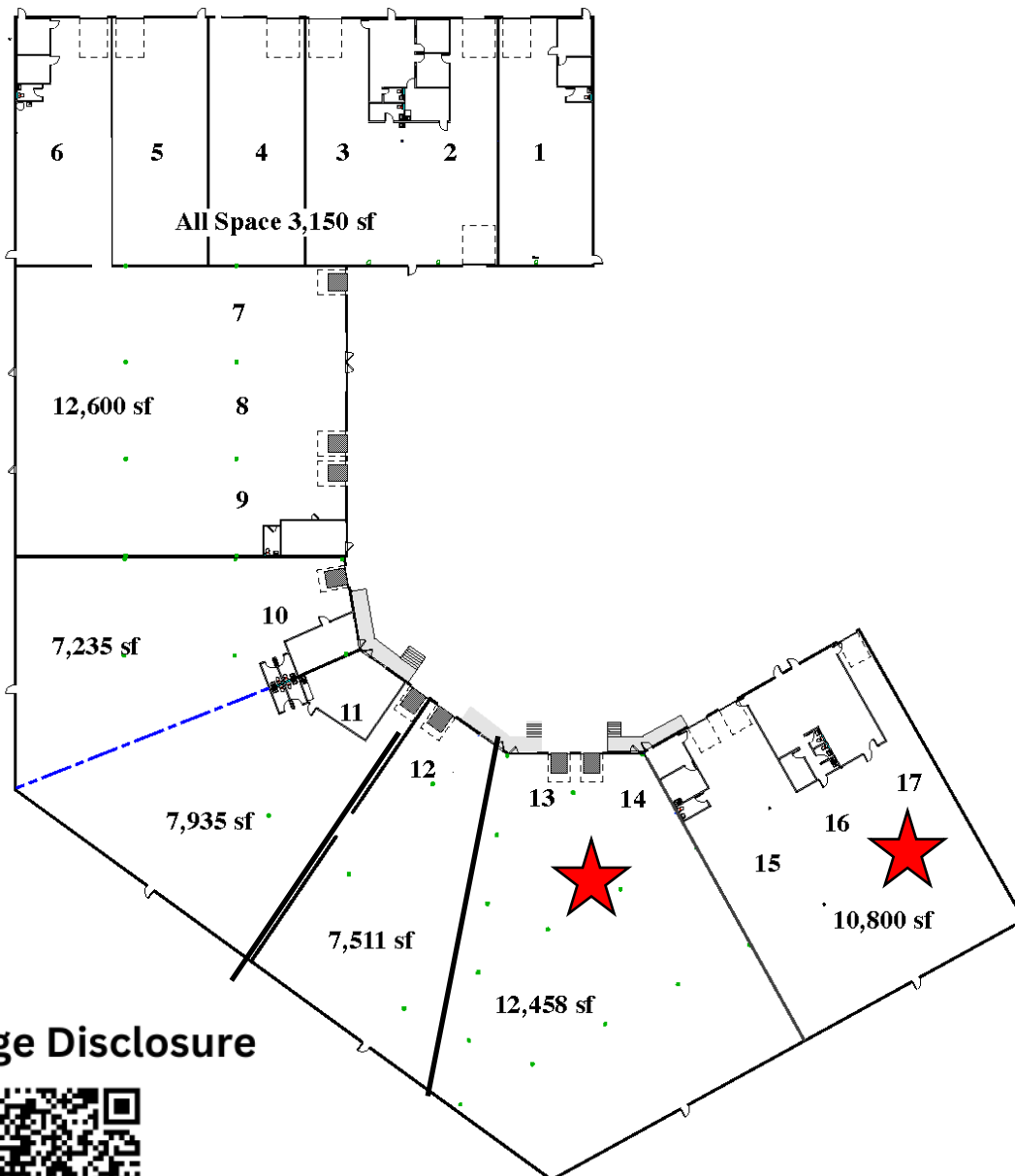
**IMPORTANT FEATURES:**

- 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
Unit 17	10,864	1,000	Dock High & Drive In	3 Phase

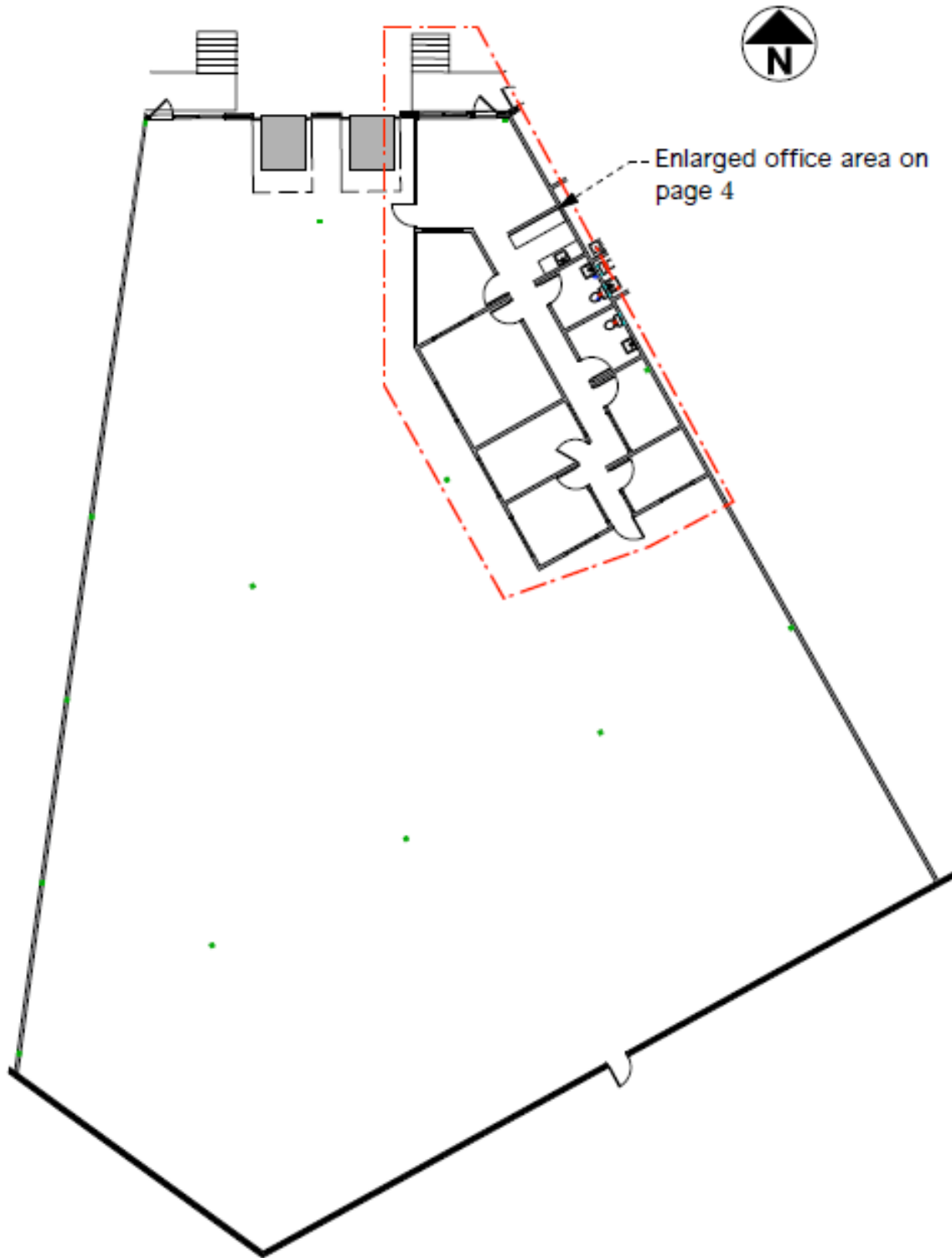
6000 East 49th



Brokerage Disclosure



6000 East 49th



**MICHAEL BLOOM**  
REALTY COMPANY

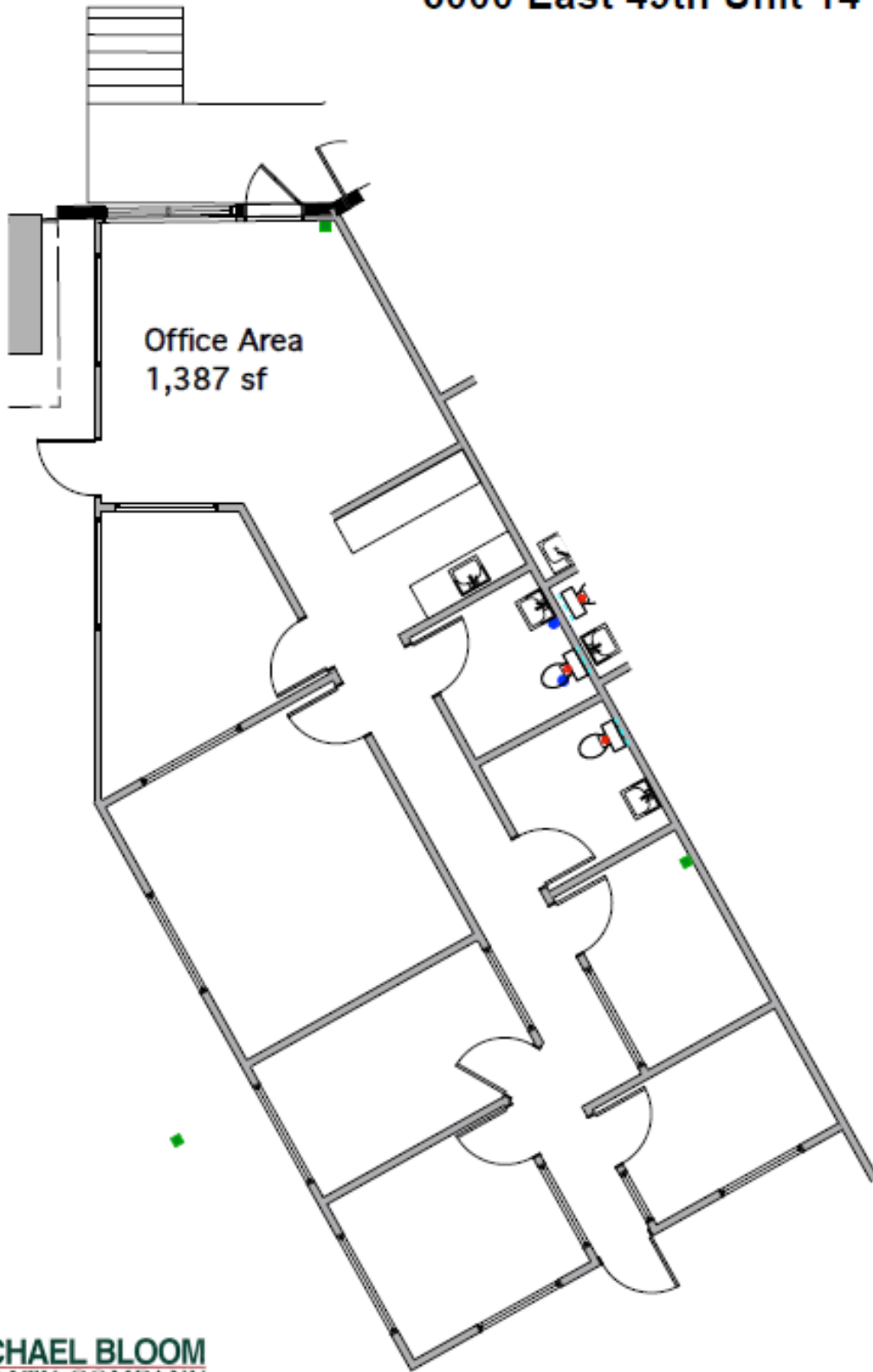
300 South Jackson Street, Suite 440  
Denver, CO 80209  
303-295-2525  
mbloom@michaelbloomrealty.com  
www.michaelbloomrealty.com

2

**Unit 14 Floor Plan**

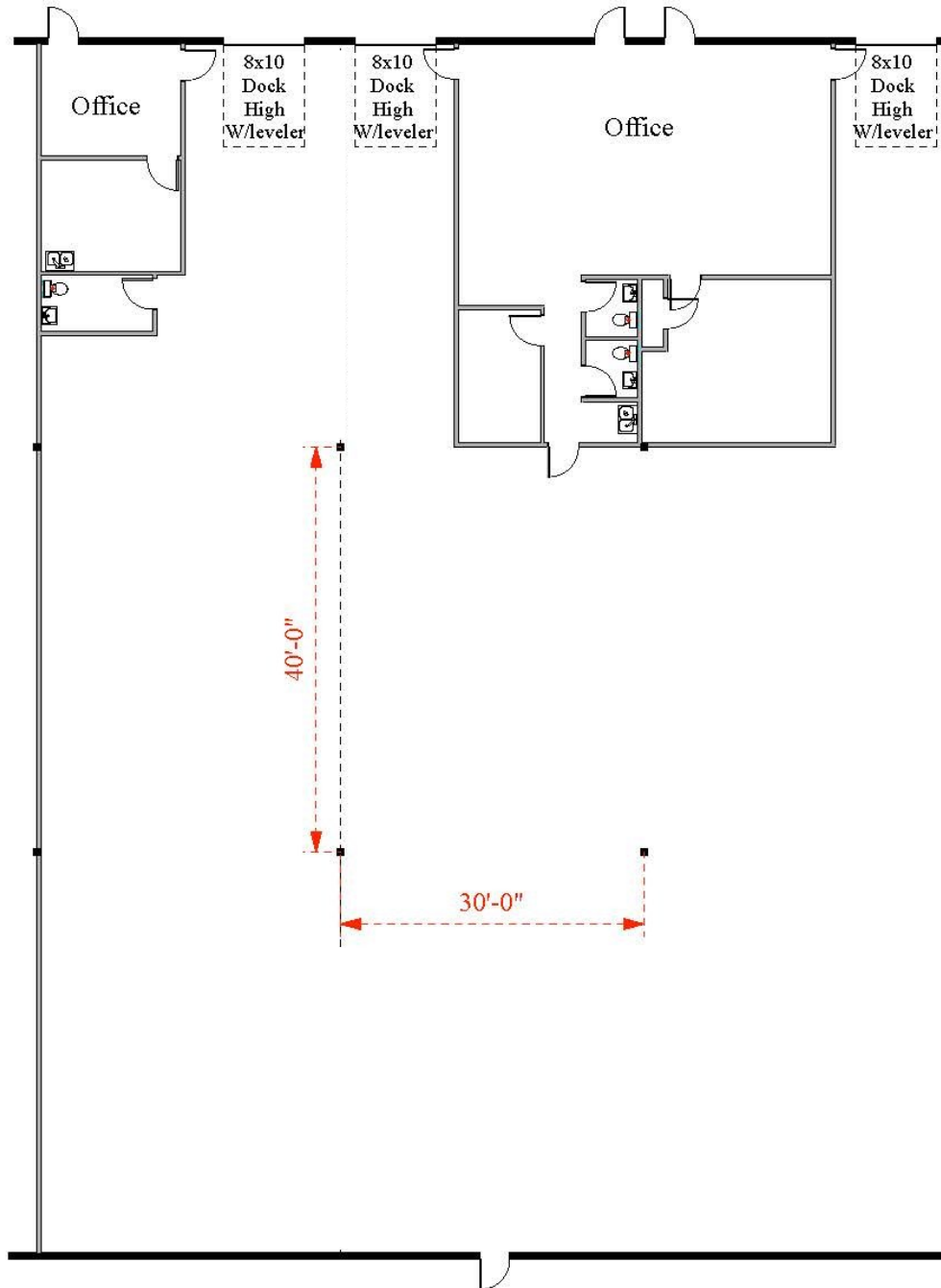
Scale: 1" = 20'-0"

6000 East 49th Unit 14



**MICHAEL BLOOM**  
REALTY COMPANY  
300 South Jackson Street, Suite 440  
Denver, CO 80209  
303-295-2525  
mbloom@michaelbloomrealty.com  
www.michaelbloomrealty.com

6000 East 49th 15, 16, & 17



**MICHAEL BLOOM**  
REALTY COMPANY

300 South Jackson Street, Suite 440  
Denver, CO 80209  
303-295-2525  
mbloom@michaelbloomrealty.com  
www.michaelbloomrealty.com



**Floor Plan**  
Scale: 1/16" = 1'-0"