

6000 E 49th Avenue
Commerce City, Colorado

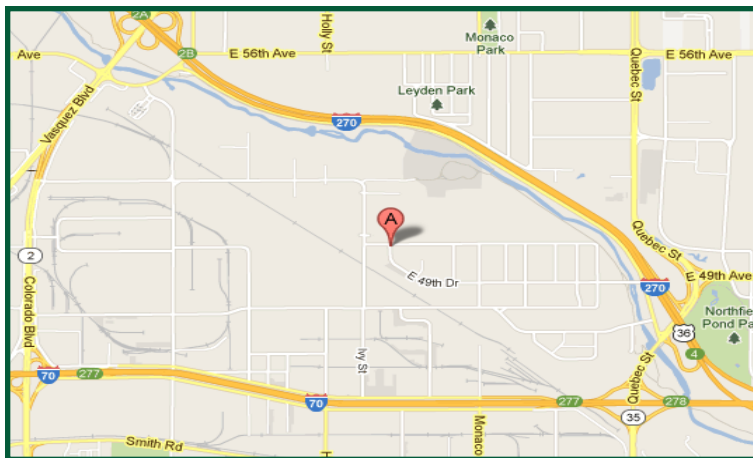
M B R C



AVAILABILITY:

**Unit 4.....3,150SF
(\$11/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 LOADING (OVERSIZE)
- 18' CEILING HEIGHT
- 110/220 VOLT, 3-PHASE ELECTRICAL
- FULLY SPRINKLERED
- NEWLY REMODELED OFFICE

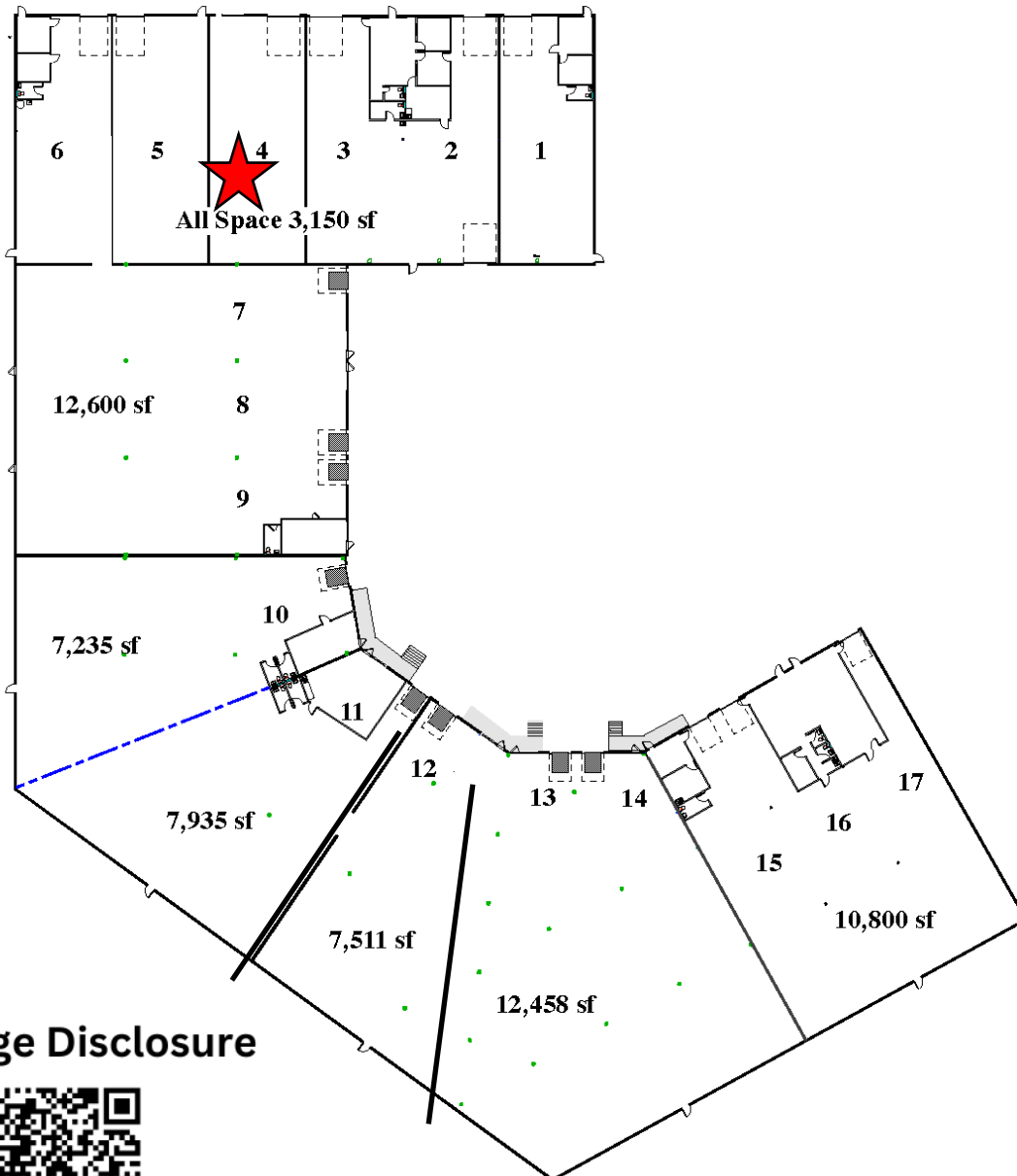
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Space Availability:

Availability	Total SF	Office SF	Loading	Power
Unit 4	3,150	100	10'x14' drive-in	3 Phase

6000 East 49th



Brokerage Disclosure

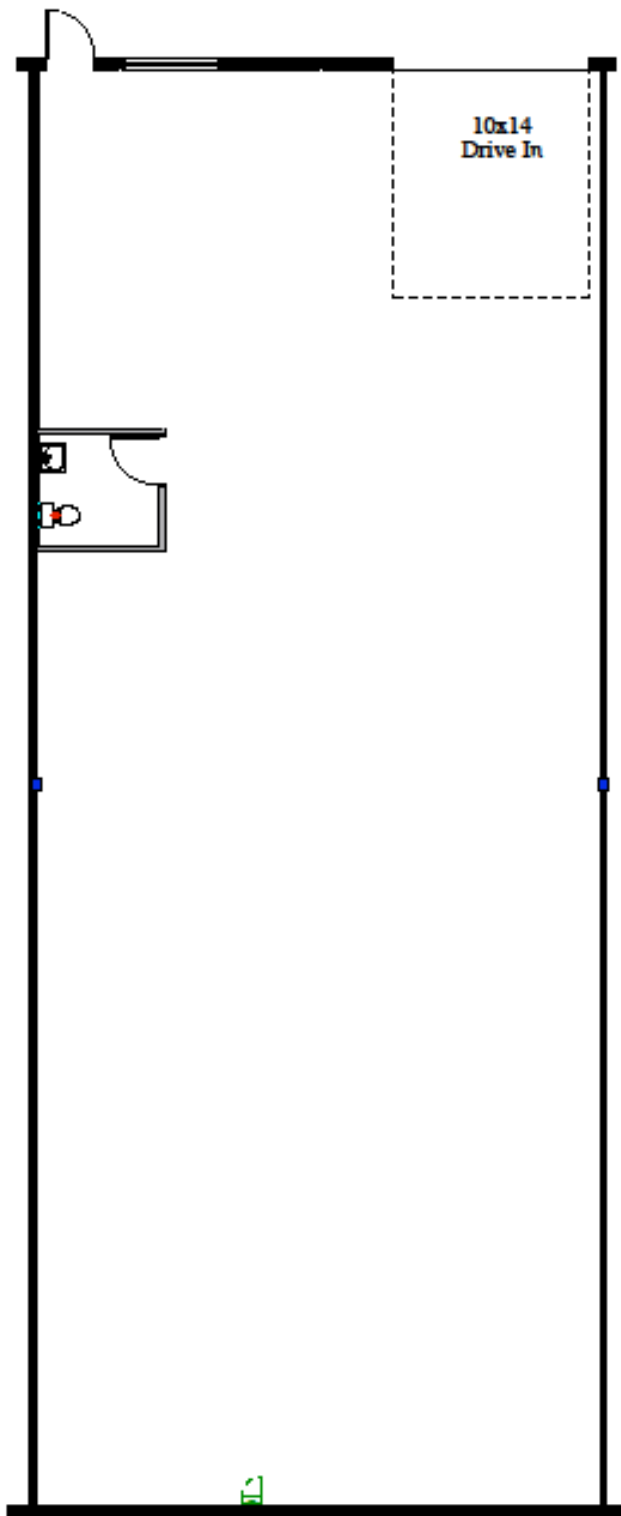


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6000 East 49th Unit 4



MICHAEL BLOOM
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Floor Plan 3,150 sf
Scale: 3/32" = 1'-0"