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4404 East 60th Avenue, Unit B, Commerce City, CO

Industrial Warehouse With Yard | Available For Lease

FOR LEASE

PROPERTY HIGHLIGHTS

- Fenced storage yard
- Warehouse is clearspan with no columns
- Warehouse has an insulated roof
- Zoning: I-3
- Available: June 1, 2022



SPACE AVAILABLE:
UNIT B : 7,500 SF



OFFICE SIZE:
±1,500 SF

LEASE RATE: \$12.00/SF NNN

For More Information, Contact:

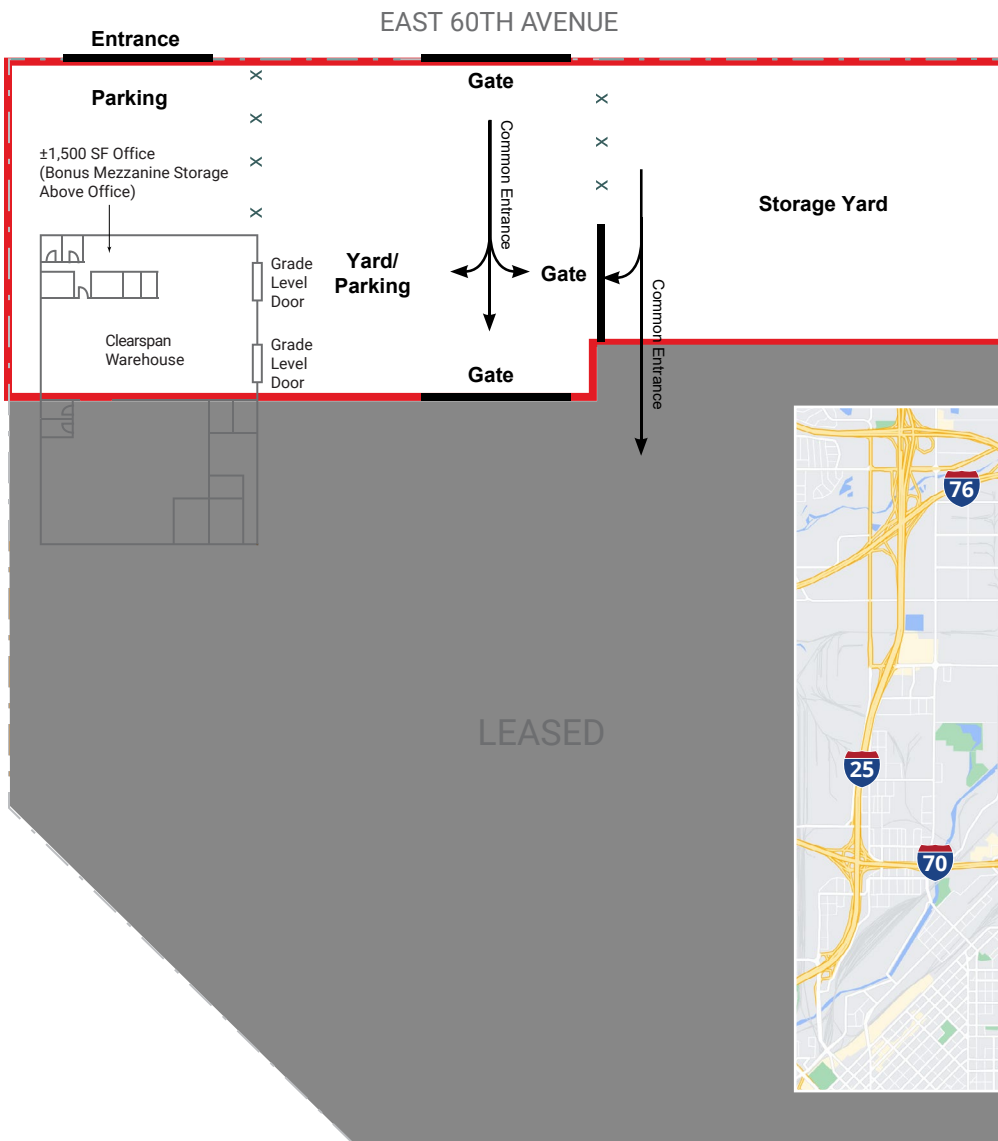
Steve Fletcher | *Industrial Specialist*

(720) 320-0366

steve@grubercre.com

PROPERTY DETAILS

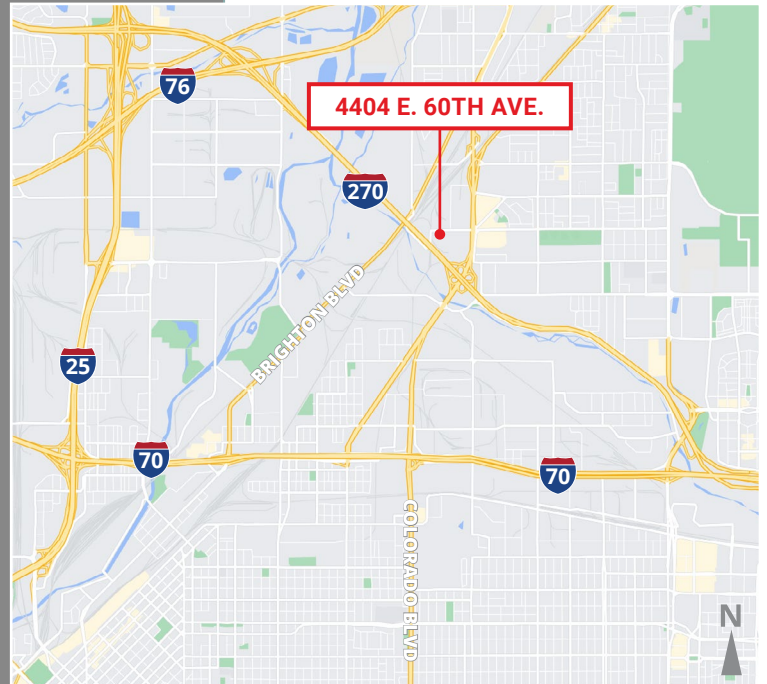
- **Space Available:** Unit B: 7,500 SF
- **Office Size:** ±1,500 SF
- **Lease Rate:** \$12.00/SF NNN
- **Operating Expenses:** \$2.99/SF
- **Clear:** 21'
- **Zoning:** I-3, Heavy Industrial District
- **Loading:** 2 (two) Grade-Level Doors (14'x14')
- **Construction Type:** Brick/Block
- **County:** Adams



SITE PLAN

— AVAILABLE: UNIT B

PROPERTY MAP



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