

6681 COLORADO BOULEVARD

COMMERCE CITY, CO 80022

Gruber Commercial Real Estate, Inc | 209 Kalamath Street #9, Denver, CO 80223 | 720-490-1442



FOR LEASE

Smaller Grade-Level Industrial Units

BUILDING SIZE: 25,600/SF

AVAILABLE UNIT SIZE: 3,200/SF

PROPERTY HIGHLIGHTS

- Fully sprinklered building
- Over-sized drive-in loading doors
- Sky lights
- Radiant heat
- Each unit is 40' X 80'
- Drive-thru capable units
- Enterprise Zone qualified



LEASE RATE
\$12.00/SF NNN

Russell Gruber

Industrial Specialist / Owner

720-490-1442

russell@grubercre.com

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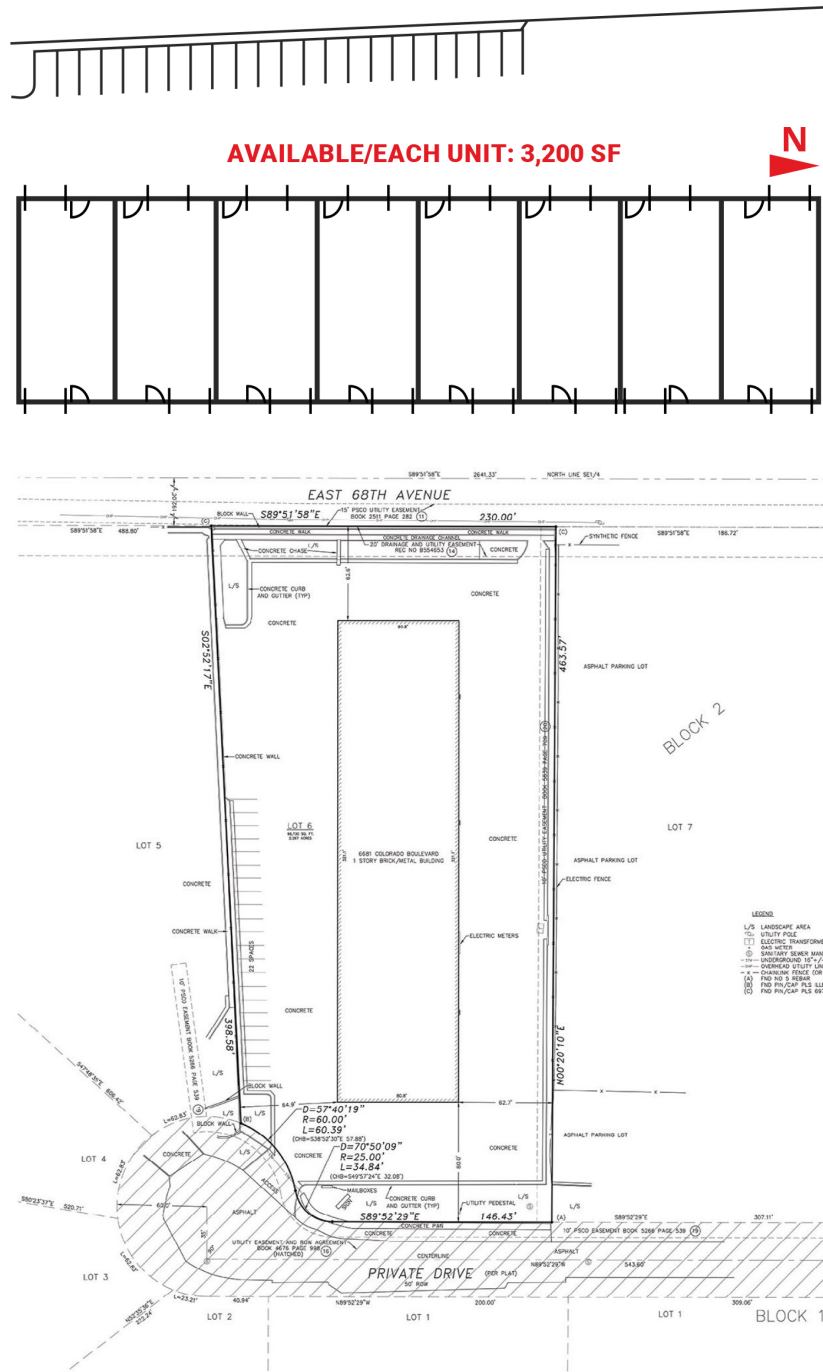
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SITE PLAN



PROPERTY DETAILS

- **Building Size:** 25,600/SF
- **Available:** 3,200/SF
- **Office:** ±350/SF
- **Site Size:** 2.66 acres
- **YOC:** 1999
- **Construction Type:** Metal
- **NNN Estimate:** \$3.95/SF
- **Loading:** (2) 14' X 12' drive-in loading doors per unit
- **Clear Height:** 18'ft
- **Heat:** Radiant
- **A/C:** Office wall units

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