



**LOCAL EXPERTS.  
INDUSTRIAL STRENGTH.**

**FOR LEASE**  
5555 E 58th Ave.  
Commerce City, CO 80022

**Office / Shop / Warehouse/  
43 Doors  
8.41 Acres | \$20.00/NNN**



## PROPERTY FEATURES:

<b>Total Project Size:</b>	21,646
<b>Terminal SF:</b>	13,831
<b>Office SF:</b>	2,939
<b>Maintenance Building SF:</b>	4,876
<b>Site Size:</b>	8.41 Acres
<b>Zoning:</b>	I-1
<b>Dock Doors:</b>	43
<b>Drive-In:</b>	1
<b>Clearance:</b>	14'-15'
<b>Expenses:</b>	\$5.24/SF
<b>Lease Rate:</b>	\$20.00/SF NNN

- 43 door cross dock warehouse including drive-in door
- Block heaters in yard
- Lighting throughout yard area
- Great access to I-70 & I-270
- Zoned I-1
- Extra trailer parking
- Oil / water separator
- 60' wide dock
- Fenced and improved lot

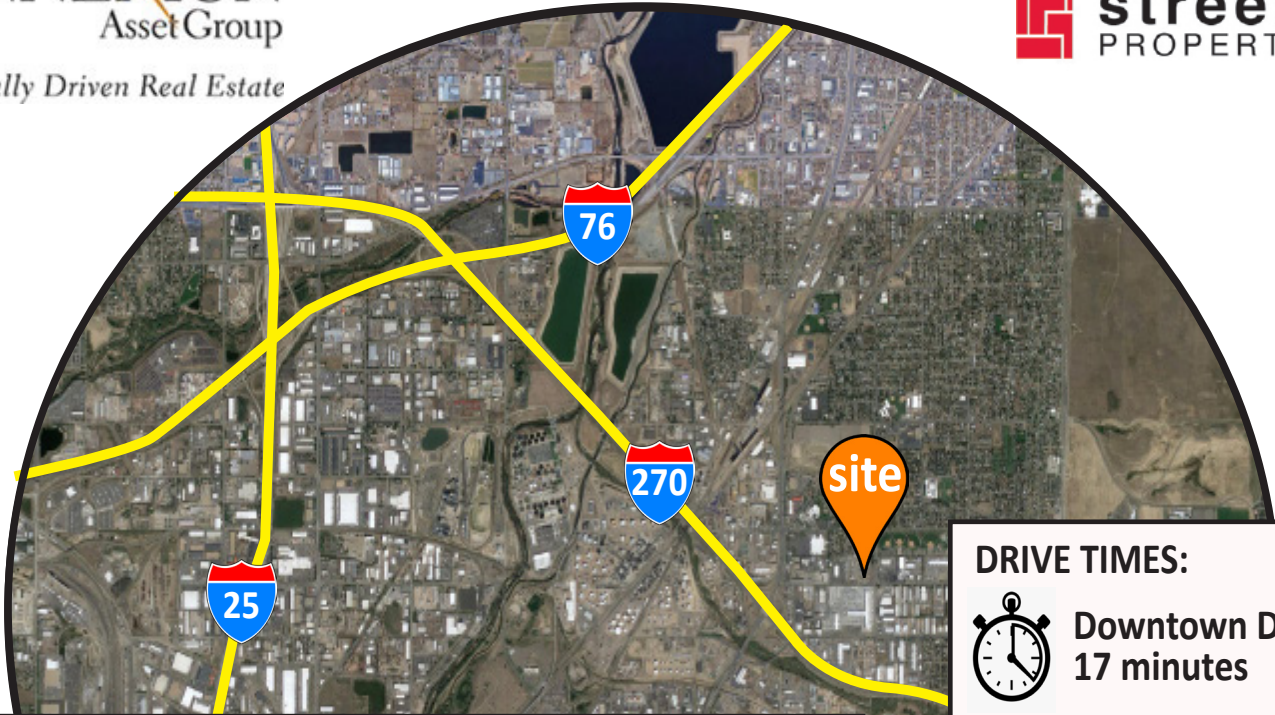







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# TERMINAL FOR LEASE

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**CONNECTION**  
Asset Group  
*Dynamically Driven Real Estate*



DRIVE TIMES:	
	Downtown Denver 17 minutes
	DIA 24 minutes
	Boulder 25 minutes
	Fort Collins 55 minutes
	Colorado Springs 70 minutes



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