

FOR LEASE

5555 E 58th Ave. Commerce City, CO 80022



PROPERTY FEATURES:

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