



**LOCAL EXPERTS.
INDUSTRIAL STRENGTH.**

FOR LEASE
5720 Holly Street
Unit B&C
Commerce City, CO 80022



Multi-Tenant Industrial Warehouse
15,980 SF
Lease Rate: \$10.25/SF

PROPERTY FEATURES:

Total Unit Size:	15,980 SF
Office Size:	750 SF (approximately)
Ceiling Clearance:	16' - 18'
Loading:	4 (8'x10') Docks 1 (10'x16') Drive-in
Sprinklered:	Yes
Year Built:	1984
Zoning:	I-1
Lease Rate:	\$10.50/SF NNN
NNN Expenses:	\$4.18 (estimated)



- Great access to I-70, I-76, I-270 & DIA
- Rare small dock high unit with drive-in

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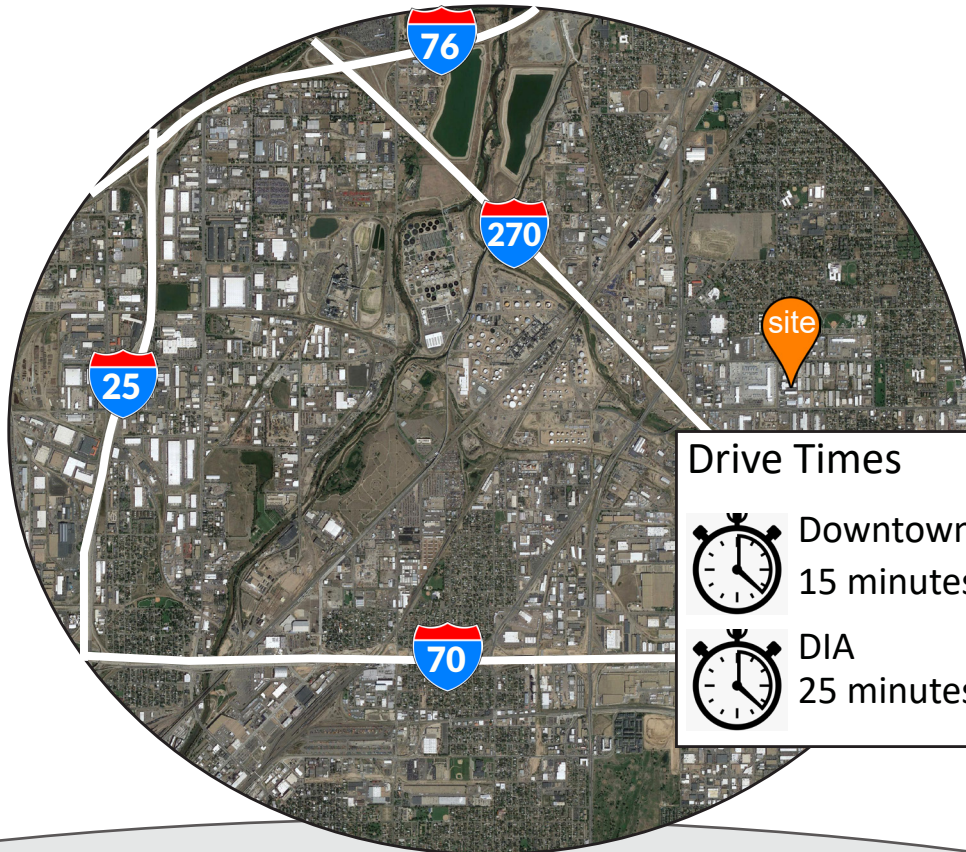
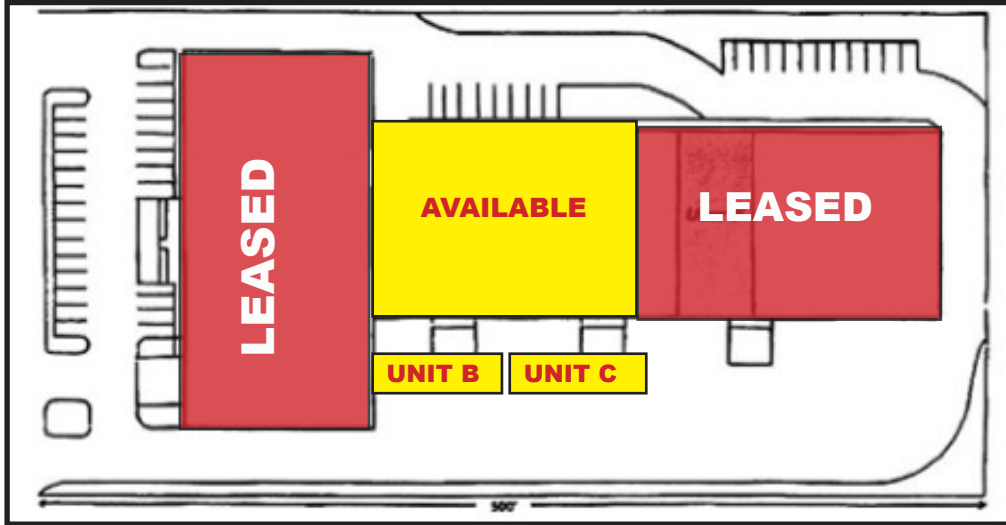


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Drive Times

-  Downtown Denver
15 minutes
-  DIA
25 minutes



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