



FOR LEASE

7,331 SF Warehouse On 2.03 Acres
4241 E 64th Ave | Commerce City, CO 80022



**Large Fenced And Secure Yard - Ramped
Drive In And Dock High Loading**

CONTACT:

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UNIQUE PROPERTIES

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4241 E 64TH AVE

OFFERING SUMMARY

Available SF:	7,331 SF
Lease Rate:	\$32.74/sf NNN
NNN's:	\$3.00/sf
Lot Size:	2.03 Acres
Building Size:	7,331 SF
Loading:	Three dock high doors w/ two ramped drive in doors
Ceiling Height:	16.0 FT
Year Built:	1996
Zoning:	I-3 Industrial
County:	Adams

PROPERTY HIGHLIGHTS

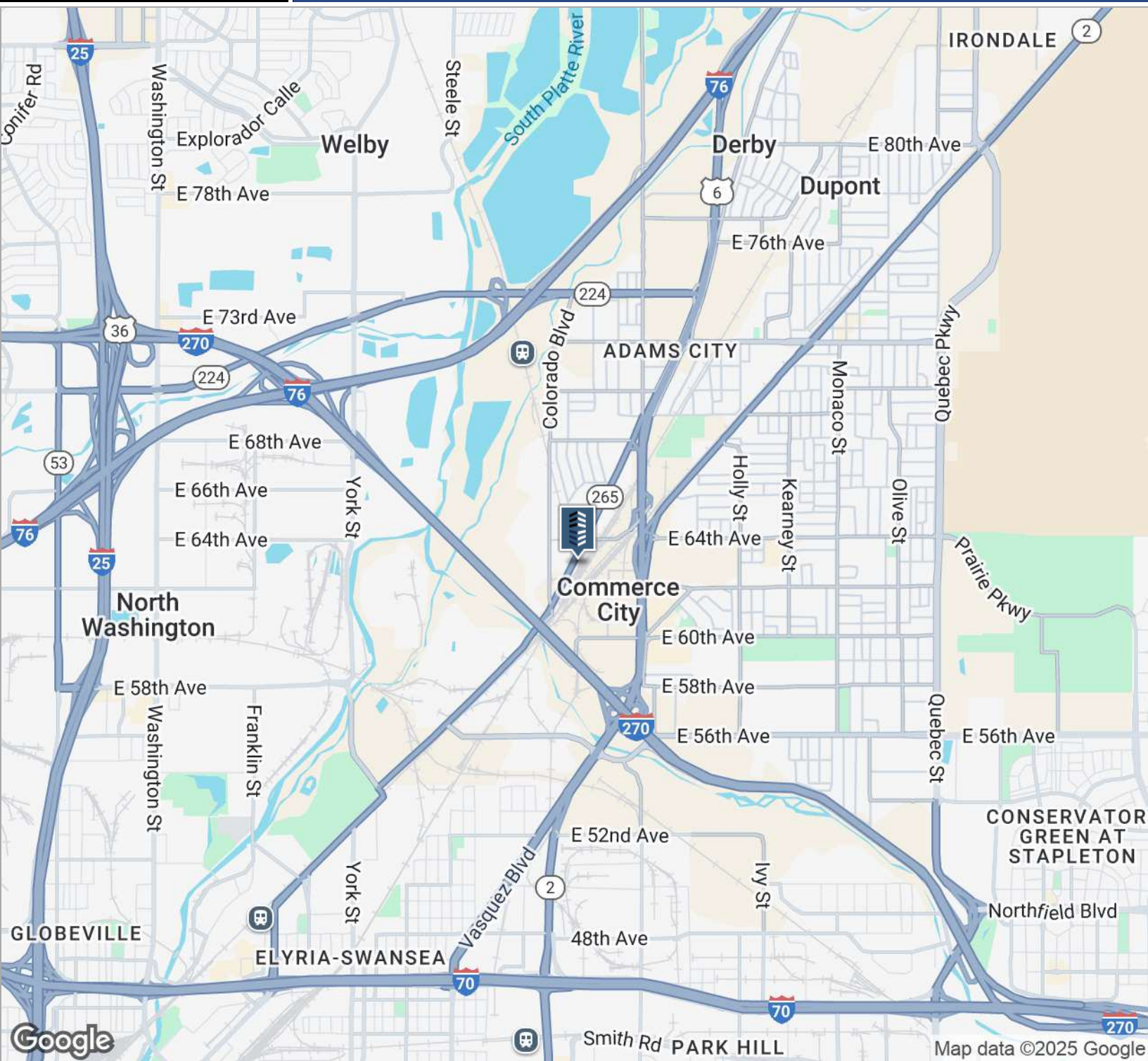
- Radiant warehouse heat with LED lights throughout
- Warehouse with single ADA restroom, with approximately 300 SF of office.
- Three dock high doors (Two 12'x12' one 12'x14') with two ramped 12'x12' drive in doors
- Located in the Adams County Enterprise Zone
- The entire site is fenced, gated and well lighted
- Great access via I-270, I-225, I-70 and I-25

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