

6000 E 49th Avenue  
Commerce City, Colorado

M B R C

**Commerce City I-1S Industrial Zoning**



**AVAILABILITY:**

**Unit 10..... 7,235SF (\$7.50/SF NNN\*)**

**Unit 11 ..... 7,935SF (\$7.50/SF NNN\*)**

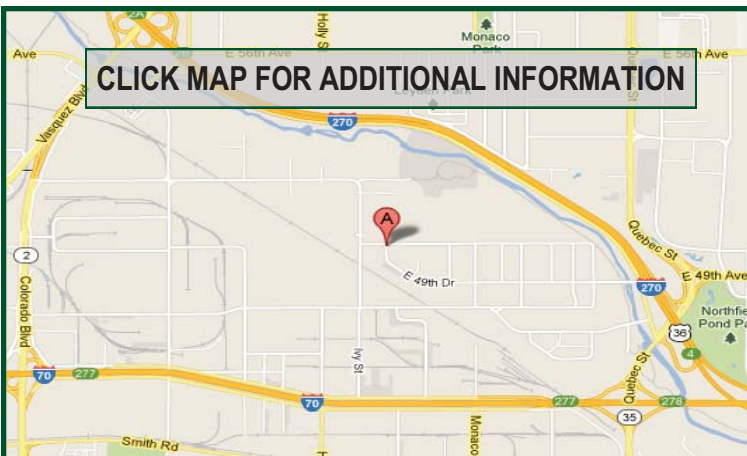
**Unit 12-14..... 19,969SF (\$7.50/SF NNN\*)**

**Unit 10 - 14... 35,139SF (\$7.00/SF NNN\*)**

CAN BE COMBINED FOR  
15,170SF

\*NNN's = \$2.11SF, Based on CAM Reconciliations for year ending 12/31/18

CLICK MAP FOR ADDITIONAL INFORMATION



**PROPERTY DESCRIPTION:**

THIS WELL KEPT INDUSTRIAL PROPERTY PROVIDES EXCELLENT ACCESS TO I-70 AND I-270. USES INCLUDE LIGHT MANUFACTURING AND/OR DISTRIBUTION.

**IMPORTANT FEATURES:**

- DRIVE IN LOADING (OVERSIZE)
- 18' CEILING HEIGHT
- 110/220 VOLT, 3-PHASE ELECTRICAL
- FULLY SPRINKLED
- NEWLY REMODELED OFFICE

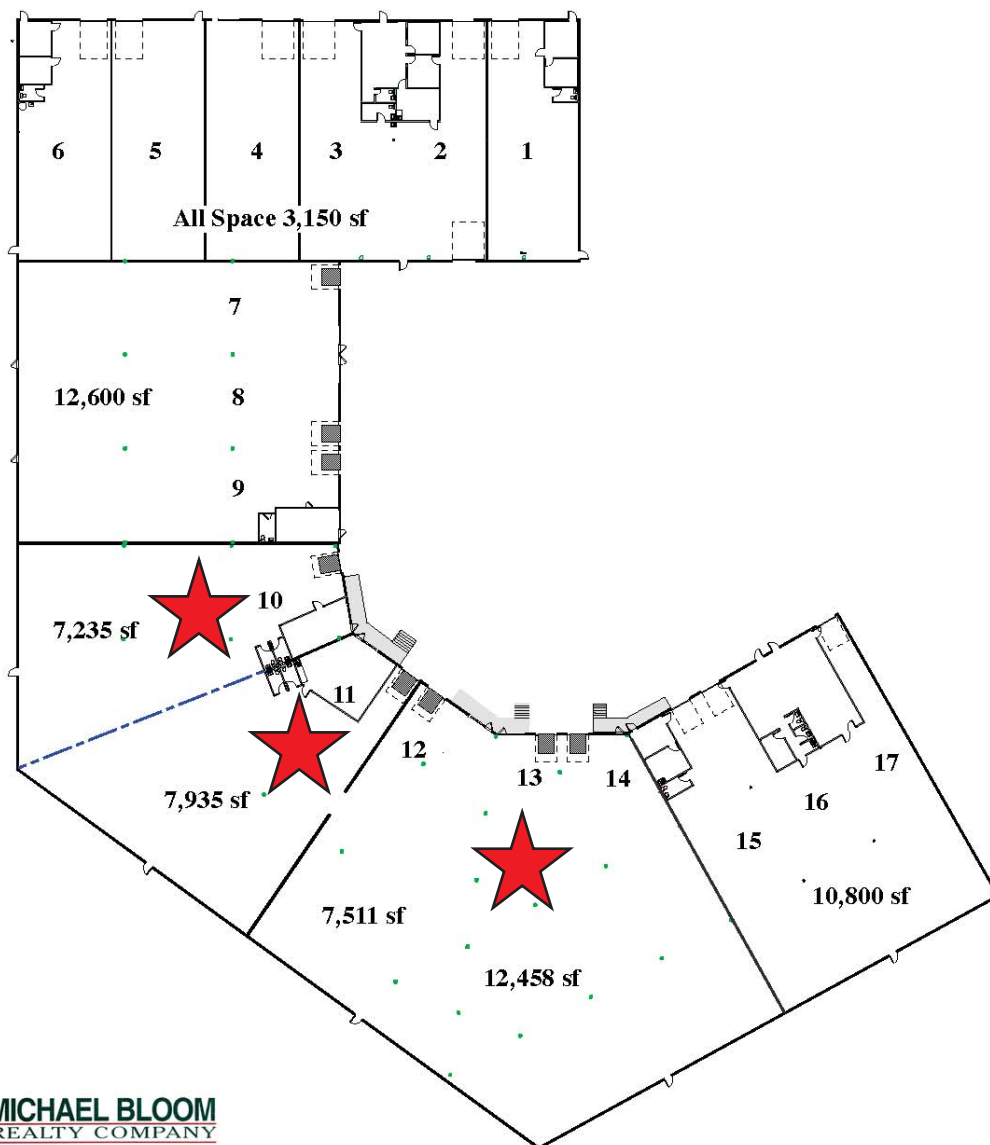
**MICHAEL BLOOM**  
REALTY COMPANY

300 S. Jackson St. Suite 440 • Denver, CO 80209  
Main (303) 295-2525 • Fax (303) 298-1919

Space Availability:

Availability	Total SF	Office SF	Loading	Power
Unit 10	7,235	600	1 Dock High	3 Phase
Unit 11	7,935	600	1 Dock High	3 Phase
Unit 12 - 14	19,969	None—BTS	3 Dock High	3 Phase

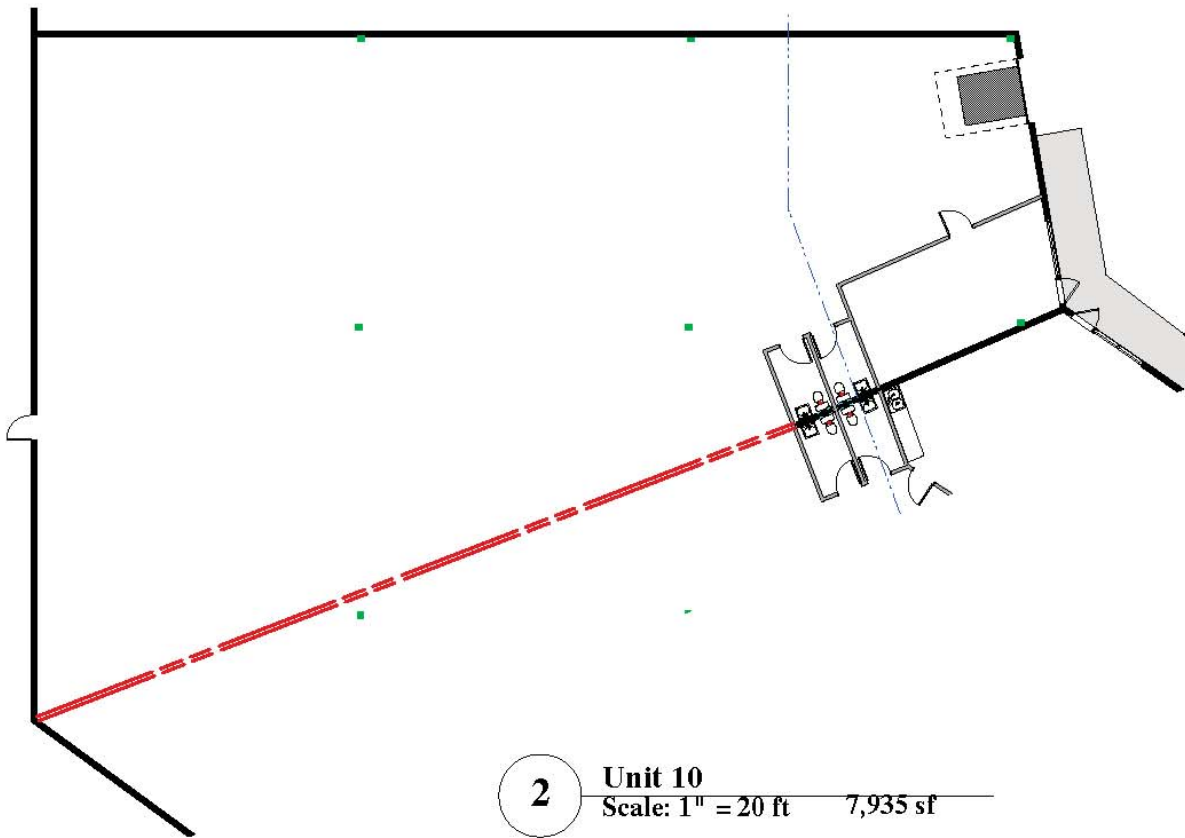
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**6000 East 49th**  
Units 10 thru 14

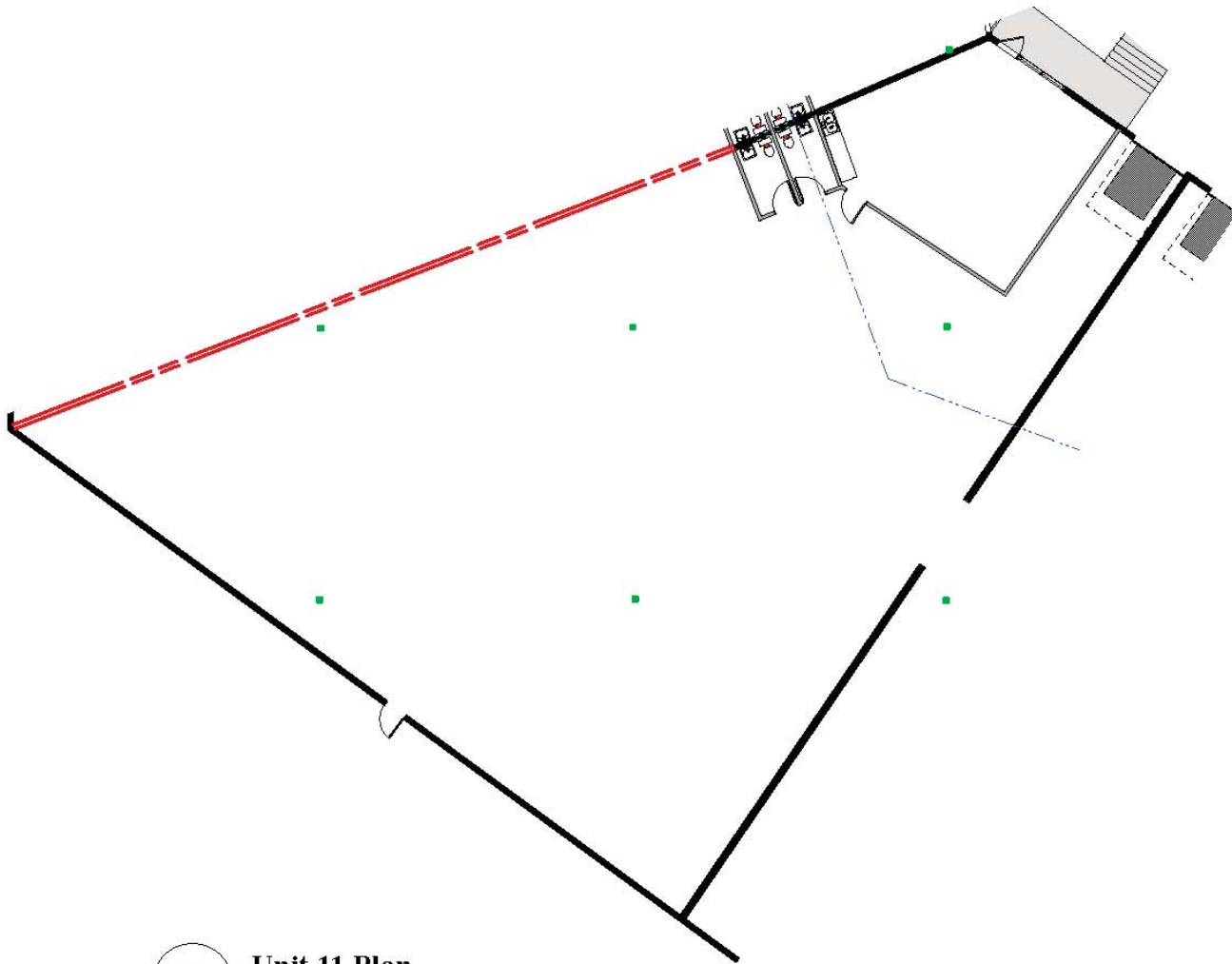


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Date 12/11/17

6000 East 49th  
Units 10 thru 14



**3** Unit 11 Plan  
Scale: 1" = 20 ft 7,935 sf

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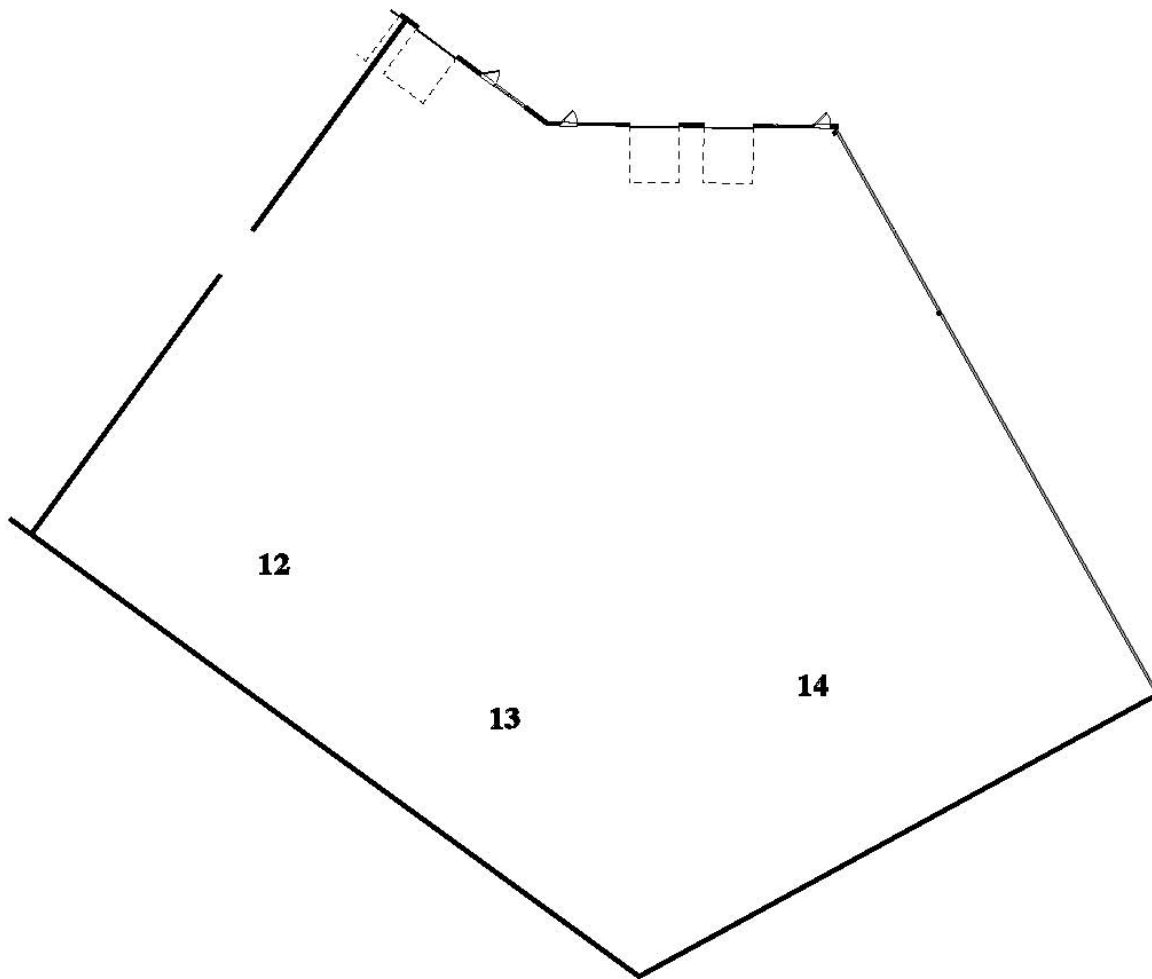
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**6000 East 49th**  
**Units 10 thru 14**

No Existing Office, Landlord willing to Build-To-Suit



**4** **Units 12-14 Plans**  
Scale: 1" = 30 ft **19,973 sf**

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