

INDUSTRIAL  
AVAILABLE

# SAFELITE AUTOGLASS SUBLEASE

6395 E. 56TH AVENUE :: COMMERCE CITY, CO



**Safelite®**  
AutoGlass

**23,000 SF**

**FORMER SAFELITE  
AUTOGLASS  
PROPERTY  
AVAILABLE FOR  
SUBLEASE**

<b>AVAILABLE:</b>	23,000 SF
<b>OFFICE AREA:</b>	±4,800 SF on two levels
<b>LAND AREA:</b>	1.45 acres (61,162 SF)
<b>LOADING:</b>	11 dock-high (9' x 10') 5 drive-in doors - (4) 9' x 10', (1) 12' x 14'
<b>ELECTRICAL:</b>	600 amps, 3ph, 240 volt (to be verified by an electrician)
<b>CLEAR HEIGHT:</b>	20'
<b>SPRINKLER:</b>	No
<b>ZONING:</b>	I-1 (light industrial)
<b>RE TAXES:</b>	\$21,539.80 (2009)
<b>SUBLEASE TERM:</b>	Through 12/31/2016
<b>SUBLEASE RATE:</b>	<del>\$5.60/SF NNN</del> <b>\$4.25/SF NNN</b>

#### **BUILDING FEATURES**

- :: One-half acre fenced and paved yard
- :: Radiant heat in warehouse
- :: Skylights

**FOR MORE  
INFORMATION  
PLEASE CONTACT**

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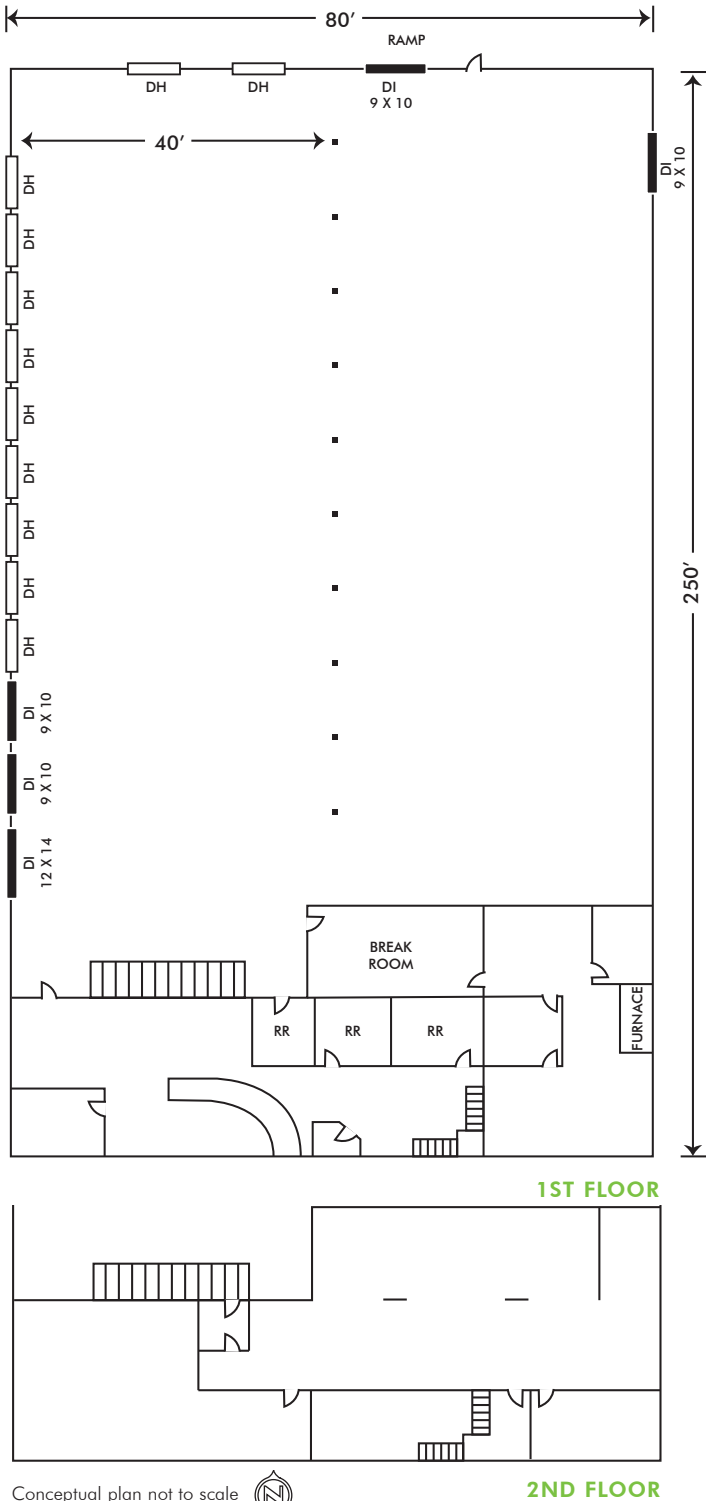
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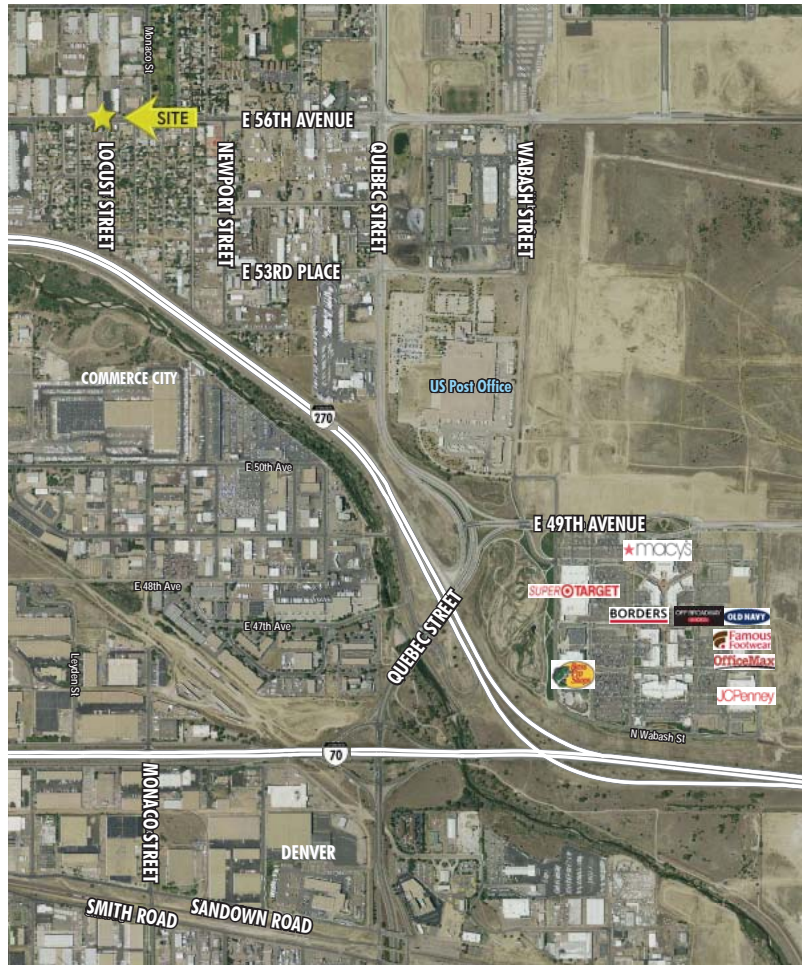
Conceptual plan not to scale



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