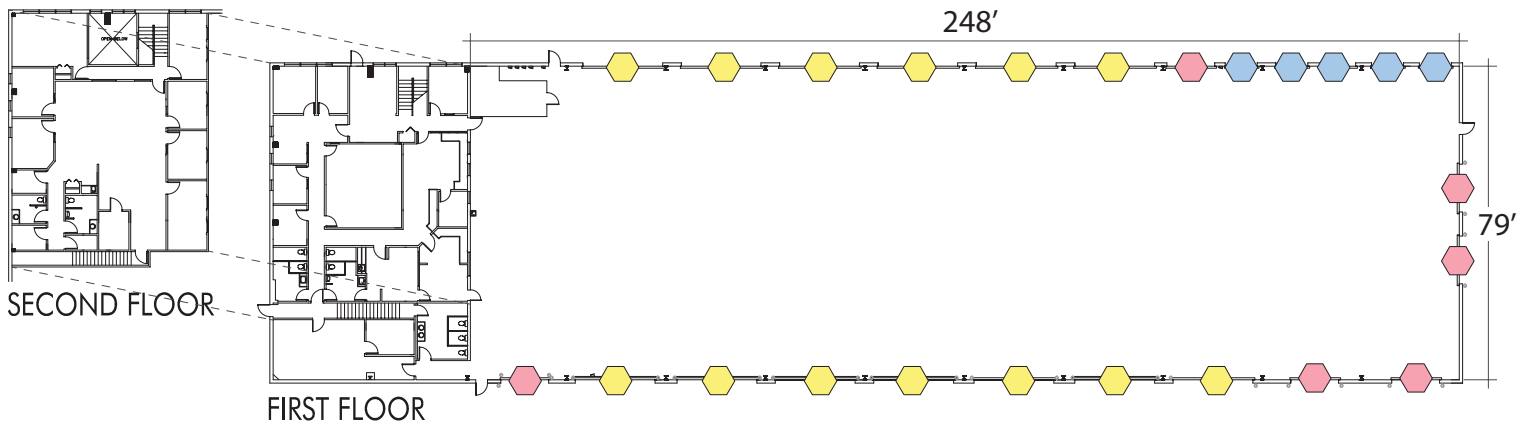


Large Warehouse Space with Dedicated Acre Yard



6000 E. 58TH AVE
26,950 SF



PROPERTY DESCRIPTION

Address	6000 E. 58th Avenue Commerce City, CO 80022
Total Size	26,950 SF
Office	Approx. 6,800 SF Mix of private offices and open space
Yard	Approx. 1.25 acres of dedicated yard
Loading	<ul style="list-style-type: none"> ⬡ (13) 20'w x 14'h drive-in doors ⬡ (6) 12'w x 14'h drive-in doors ⬡ (5) 8'w x 10'h dock high doors (Each dock has edge of dock leveler)
Structure	Steel, concrete block
Power	800 Amps, 120/208 Volts, 3 Phase, 4 Wire

Sloped Clearance	Bottom of beams: 17' to 18'10" Bottom of deck: 20' to 21'5"
Water	1 ¼" tap to building
Sprinkler	No
Rate	Negotiable
Available	Now
Other	<ul style="list-style-type: none"> Internet speeds up to 1 gig Ample vehicle parking Building signage Radiant heat throughout warehouse Drive through loading Located in Adams County Enterprise Zone



SITE DETAILS



PARK INDUSTRIAL CENTER DETAILS

6000 E. 58th Avenue is part of a larger industrial complex, Park Industrial Center, located just north of I-270 along 56th and 58th Avenue.

# of Buildings	13
Total Building Area	465,950 SF
City	Commerce City
County	Adams
Year Built	1983-2017
Owner	KEW Realty Corporation
Location	Easy access to I-270, I-70 with I-225 and I-76



All information contained in this brochure, while not guaranteed, is obtained from sources deemed reliable. No representation is made as to the accuracy thereof and is submitted subject to errors, omissions, change of price, withdrawal or other conditions, without notice. It is the responsibility of either you or your agent to verify its accuracy.

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