

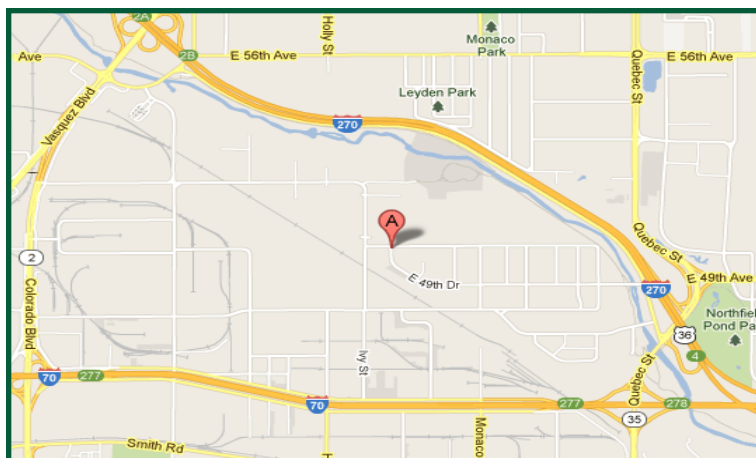
6000 E 49th Avenue
Commerce City, Colorado

M B R C



AVAILABILITY (PRICE REDUCED):
Unit 13.....12,458 SF
(\$11-14\$9.50/SF NNN*)

*NNN's = \$4.78/SF, AS OF 03/13/26



PROPERTY DESCRIPTION:

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

MICHAEL BLOOM
REALTY COMPANY



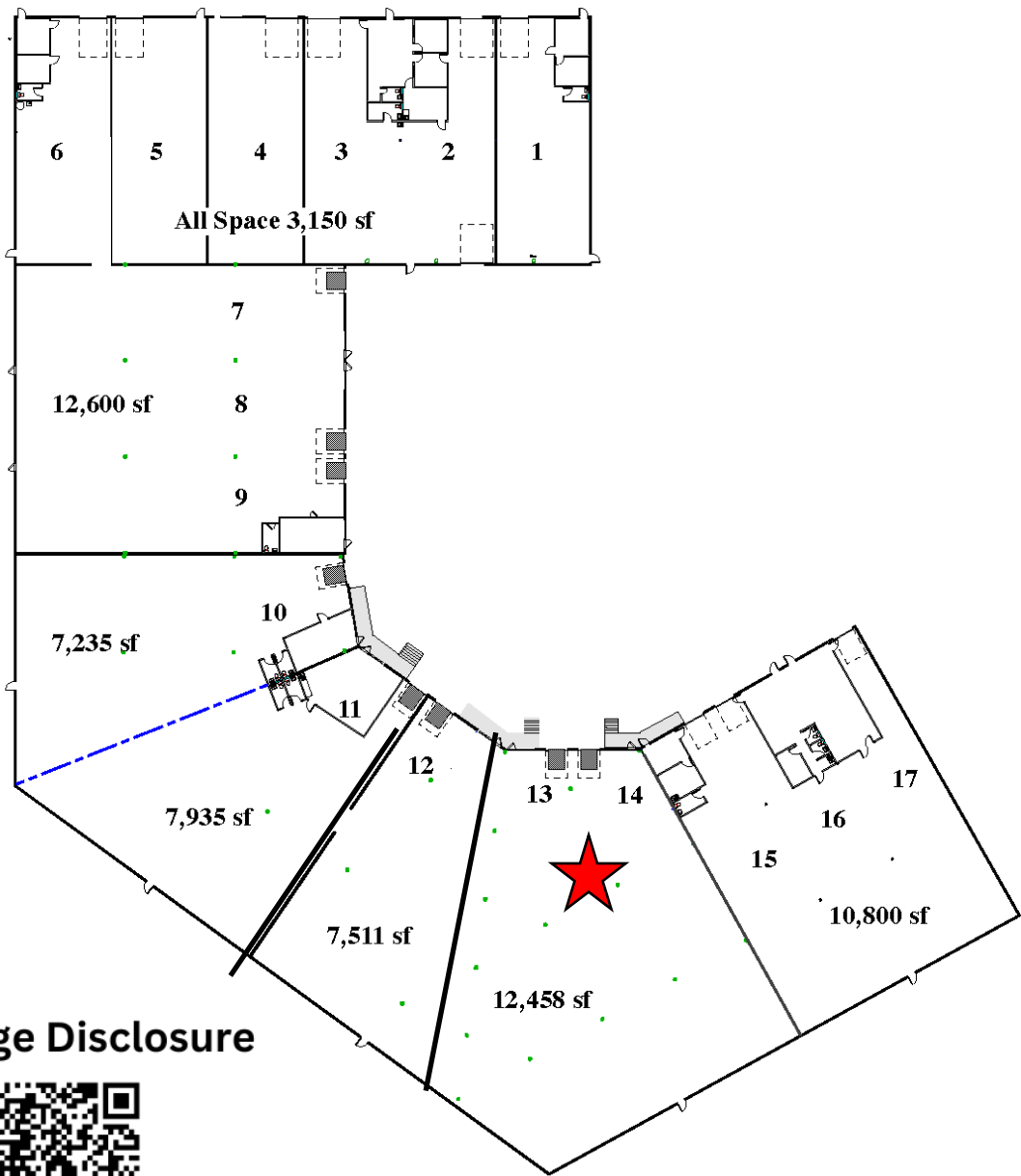
IMPORTANT FEATURES:

- DRIVE IN & DOCK HIGH LOADING
- 18' CEILING HEIGHT
- 110/220 VOLT, 3-PHASE ELECTRICAL
- FULLY SPRINKLERED
- NEWLY REMODELED OFFICE

Space Availability:

Availability	Total SF	Office SF	Loading	Power
Unit 13	12,458	1,387	Dock High & Drive In	3 Phase

6000 East 49th



Brokerage Disclosure





6000 East 49th Unit 14

