

For Sale: 6350 E 72nd Pl | Commerce City, CO 80022



Ideal Contractor Yard (with existing business)

6350 E 72nd Avenue is uniquely positioned with frontage along Highway 2, while its formal address is on 72nd Place, offering both strong visibility and convenient access. Located along the heavily trafficked Highway 2 corridor in Commerce City, the property benefits from excellent exposure. The building features high ceilings and oversized garage doors, providing flexibility for a variety of uses. Situated on a large, fenced lot with ample parking, this property is well-suited for a range of commercial or industrial applications.

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Property Details & Highlights



- Sales Price: $1,599,000
- Lot Size: 0.69 Acres
- Building Size: 15,312 SF
- Current Use: Hardware Store + Lumber Yard
- 2025 Taxes: $53,621.34
- Vehicles Per Day: ~18,000 – 25,000
- Main Building Garage Doors: 10'-6" x 12'
- Block Building Garage Doors: 2 @ 10' x 10' and 2 dock high are 8' x 7'
- New Roof
- Fenced Yard
- Zoning: Block 1 Derby PUD
- Enterprise Zone

Seller Financing Terms for a Qualified Buyer

- As low as 3.5% Interest Rate
- As long as 25 year amortization
- As long as 3 - 5 Year Term
- At least 20% down payment

Possible uses include but not limited to: Artisan use, Veterinary, Animal Grooming, Daycare, Car Wash, Restaurants, Brewery, Gas Stations, Hardware Stores, Lumber yard, Retail, Vehicle Tire Sales sub 1.5 Tons, Vehicle Sales / Service / Repair, Bicycle Sales / Repair, Live/Work

The information included has been obtained from sources believed reliable. While we do not doubt the accuracy of the information, it has not been verified and no guarantee, warranty, or representation is being made.

Pics









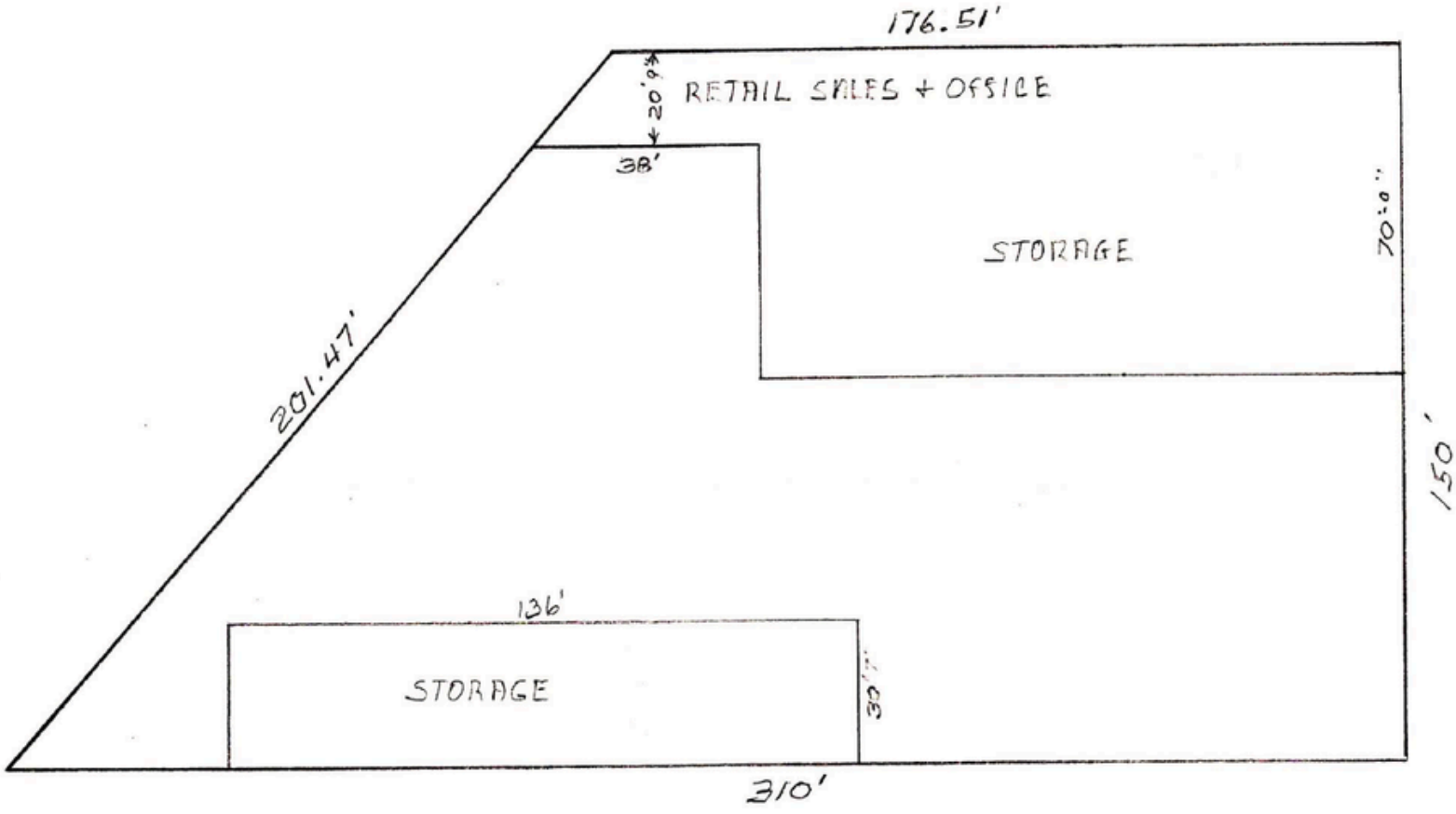




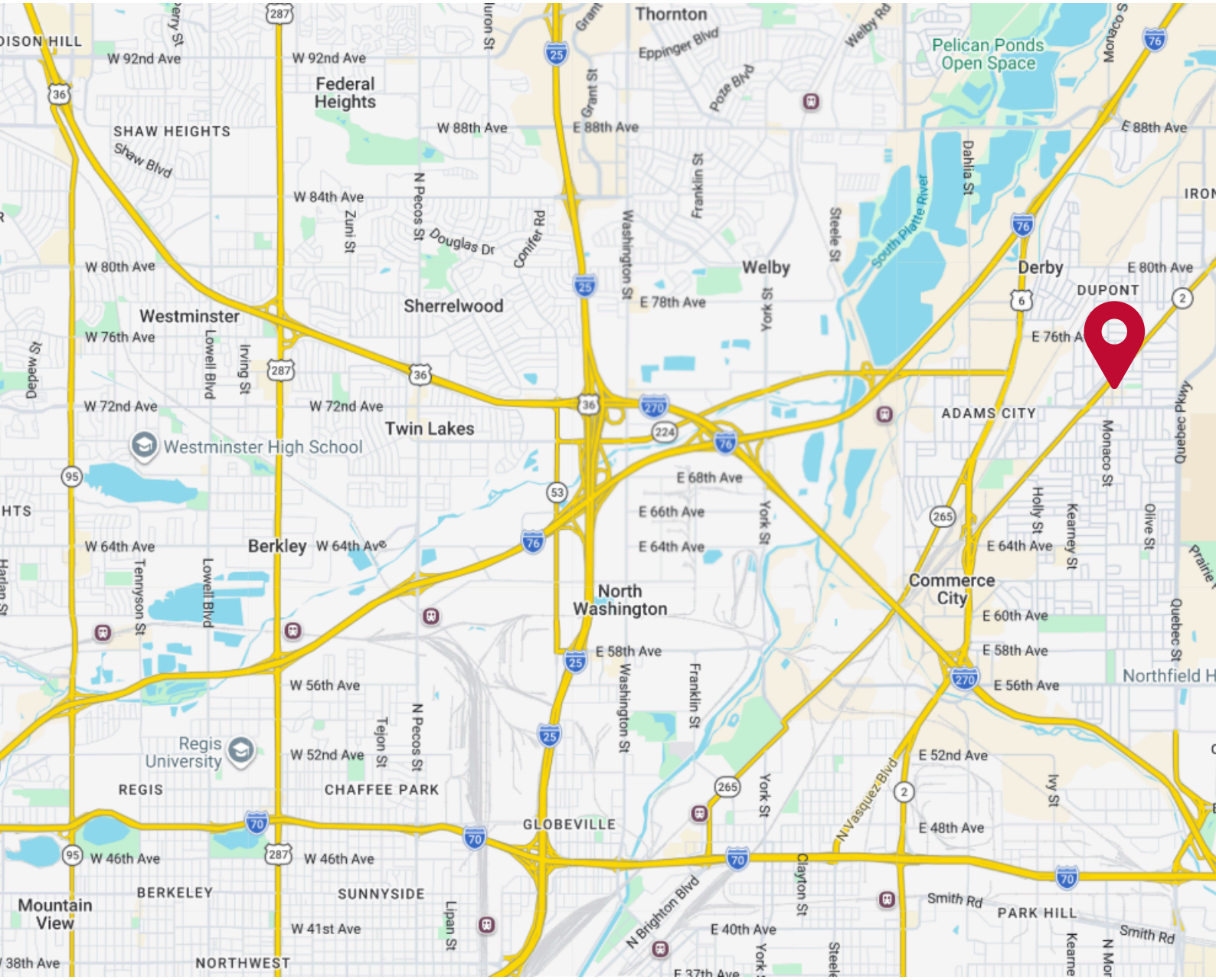
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Site Plan (not drawn to scale)



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Strategically located with immediate access to Highway 2 and strong connectivity to I-70, I-270, I-76, and US 85, the property offers efficient distribution throughout the Denver metro area. Key logistics hubs including Downtown Denver (15–20 minutes), Denver International Airport (20–25 minutes), and the RiNo industrial corridor (10–15 minutes) are all within close proximity, making this an ideal location for industrial, service, or flex users seeking central access.

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