



Colliers

## INDUSTRIAL SPACE FOR LEASE

# 6701-6749 E. 50th Ave.

COMMERCE CITY, CO



### Building Information

| UNIT | SIZE     | OFFICE | LOADING           | RATE          | AVAILABLE      |
|------|----------|--------|-------------------|---------------|----------------|
| 6727 | 3,988 SF | 316 SF | One (1) Dock High | \$9.50/SF NNN | August 1, 2025 |

- › Clear Height: 16'-17'
- › Power: TBD
- › Construction: Block/Concrete
- › Zoning: I-1 (S)
- › Sprinkler: None
- › Lease Rate: \$9.50/SF NNN
- › NNN: \$4.43/SF (Est. 2025)

\* Yard available at additional charge

### Highlights

- › Great visibility on 50th Avenue
- › Close to all highways

- › Yard available



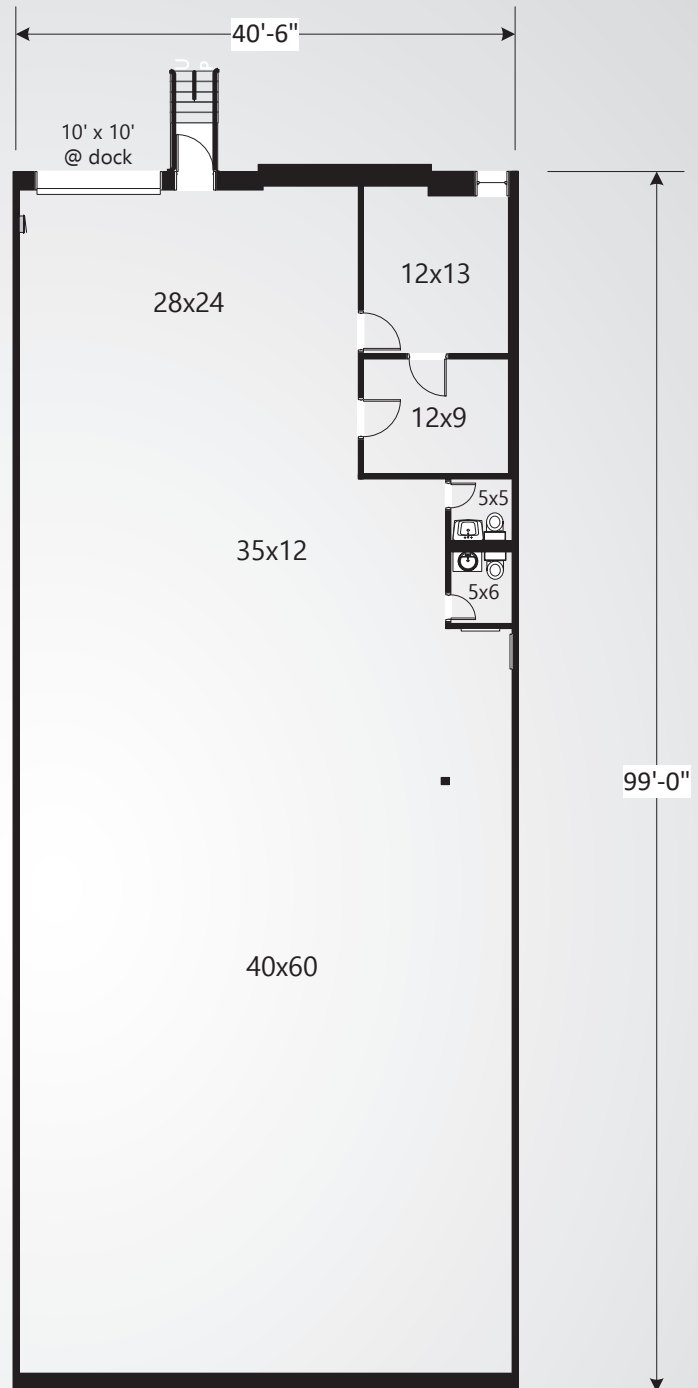
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Accelerating success.

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