Sand Creek Business Park

3975 SAND CREEK BUSINESS PARK

3975 EAST 56TH AVENUE | UNIT A-5, COMMERCE CITY, CO 80022



INDUSTRIAL SPACE

FOR LEASE

>	Available:	1,250 SF
>	Base Rent:	\$12.50/SF/YR NNN
>	Expenses:	\$6.05/SF/YR (2025 Est.)
>	Yard:	\$1,150/Month
>	Monthly Rent:	\$3,083/Month Gross
>	Loading:	One (1) Drive-In Door (12' x 12')
>	Clear Height:	16'
>	Year Built:	1982
>	Power:	100 Amps/3-Phase
>	Zoning:	I-2
>	Access:	I-270 & Vasquez

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Highlights

 Great industrial Property Located in the North Market at I-270 & Vasquez

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- > Clean units from 1,250 SF
- > Ample parking
- > Small unit with yard

Accelerating success.

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<u>Broker</u> <u>Disclosure</u>



Contact Us

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