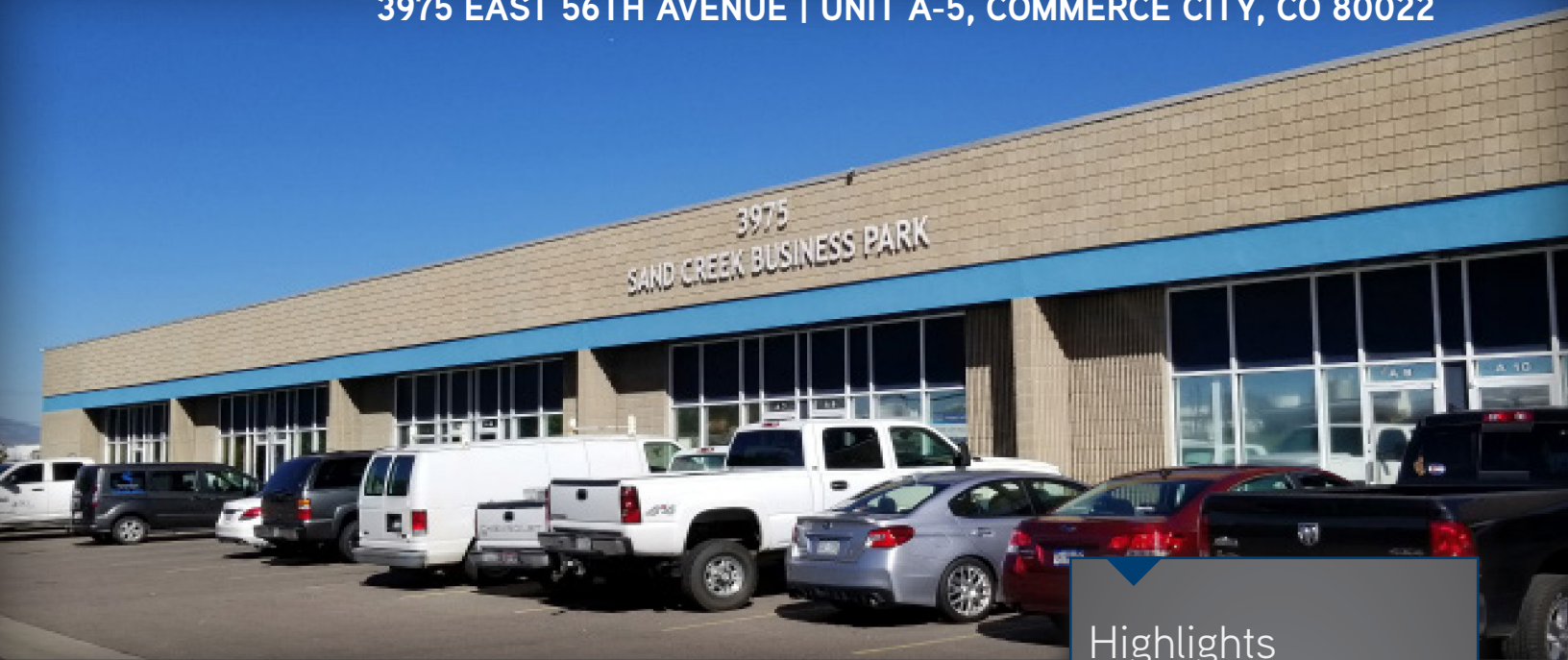




INDUSTRIAL SPACE FOR LEASE

Sand Creek Business Park

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



Building Information

- › 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

Highlights

- › Great industrial Property
Located in the North Market
at I-270 & Vasquez
- › Clean units from 1,250 SF
- › Ample parking
- › Small unit with yard

TIM SHAY
303 283 4594
tim.shay@colliers.com

TYLER RYON
720 833 4612
tyler.ryon@colliers.com

Accelerating success.

Sand Creek Business Park

3975 E. 56th Avenue

Unit A-5

Commerce City, CO 80022

Broker Disclosure



Contact Us

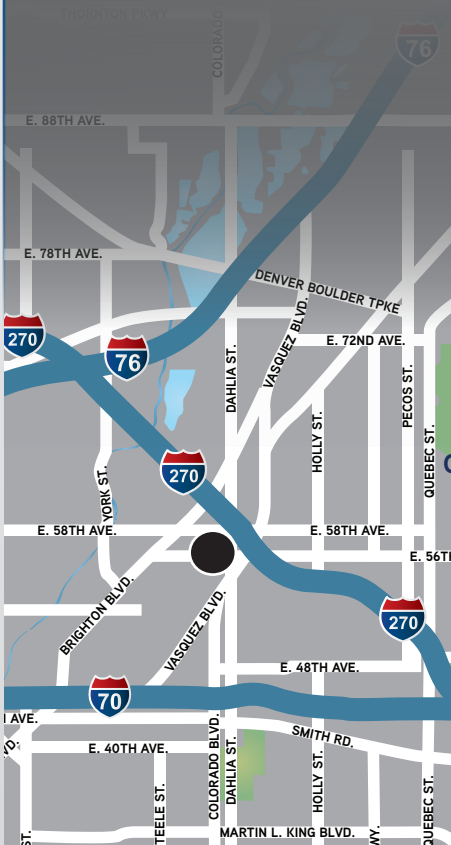
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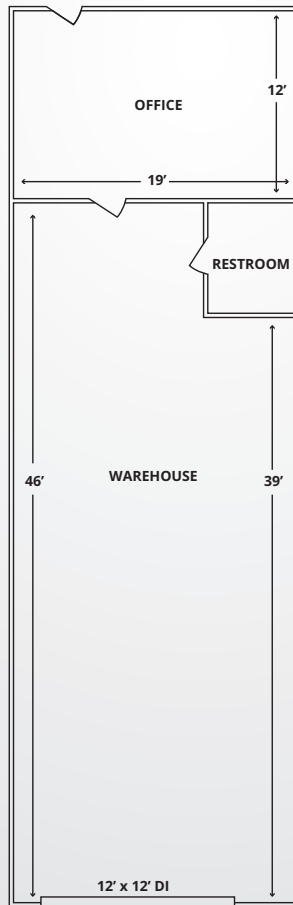
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NORTH



Unit A-5 Floorplan



NORTH