

**FOR LEASE**

5555 E 58th Ave.  
Commerce City, CO 80022

**Office / Shop / Warehouse/  
43 Doors  
8.41 Acres | \$20.00/NNN**



## PROPERTY FEATURES:

**Total Project Size:** 21,646

**Terminal SF:** 13,831

**Office SF:** 2,939

**Maintenance Building SF:** 4,876

**Site Size:** 8.41 Acres

**Zoning:** I-1

**Dock Doors:** 43

**Drive-In:** 1

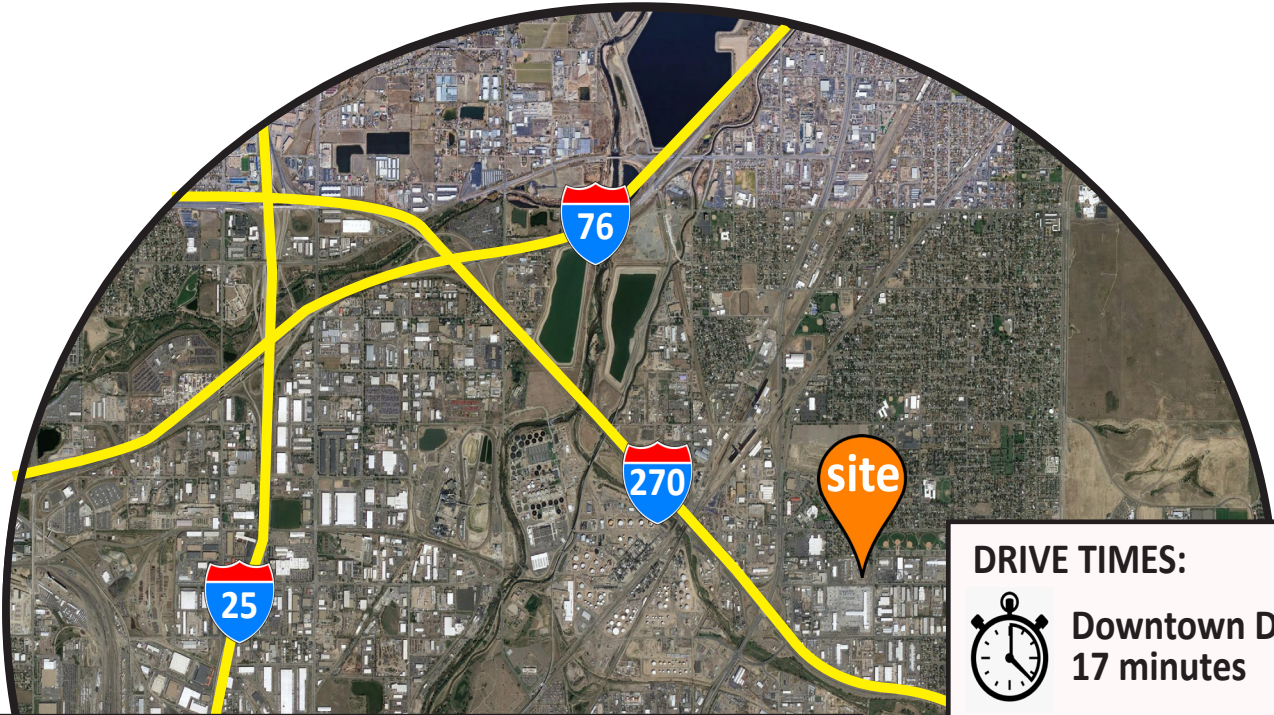
**Clearance:** 14'-15'

**Lease Rate:** \$20.00/NNN

- 43 door cross dock warehouse including drive-in door
- Block heaters in yard
- Lighting throughout yard area
- Great access to I-70 & I-270
- Zoned I-1
- Extra trailer parking
- Oil / water separator
- 60' wide dock
- Fenced and improved lot

# TERMINAL FOR LEASE

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## DRIVE TIMES:



**Downtown Denver**  
17 minutes



**DIA**  
24 minutes



**Boulder**  
25 minutes



**Fort Collins**  
55 minutes



**Colorado Springs**  
70 minutes