

6121

CLERMONT ST
COMMERCE CITY, CO 80022

\$10.90 / SF
NNN LEASE RATE

INDUSTRIAL



**WAREHOUSE W/ 5-TON
CRANE + YARD**



EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|--------------------|---------------------------|
| Lease Rate: | \$10.90 / SF NNN |
| Available Space: | 12,000 SF |
| Office Size: | 2,808 SF |
| Clear Height: | 14' - 21' |
| Loading: | 1 Dock-High, 3 Drive-In's |
| Electrical: | 1,600 Amps |
| Sprinkler: | ESFR |
| Zoning: | I-3 (Commerce City) |

PROPERTY OVERVIEW

Unique Properties is proud to present 6121 Clermont Street for lease to qualified tenants desiring a move in ready warehouse with existing 5-ton crane, drive-in doors, and office space. This state of the art facility along with its modern office space, secure yard, central location, and I-3 zoning make it a great opportunity for many types of users. This is a rare find in an area with very low vacancy.

PROPERTY HIGHLIGHTS

- Immediate Access to I-70, I-25, and I-76 via I-270.
- One 5-ton crane
- Ample secured yard space (Outdoor Storage Allowed)

EXTERIOR PHOTOS



INTERIOR PHOTOS



BUILDING PLAN

