

# Office/Warehouse Space Available | 4940 Niagara Street

Commerce City, Colorado 80022

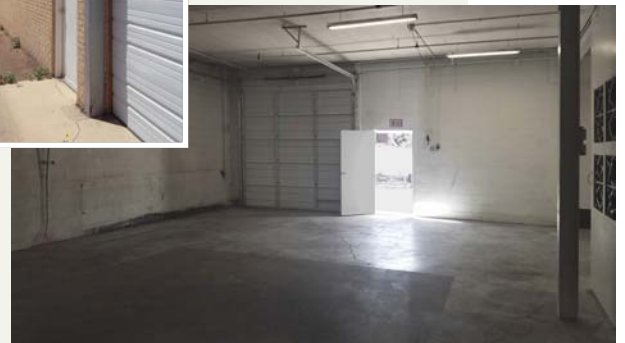


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## Office/Warehouse For Lease

### PROPERTY SUMMARY

Asking Rate	\$12.50 + NNN
Building Size	Approx. 4,000 sf
Office Space	Approx. 700 sf
Bathrooms	Two
Yard	Approx. 3,500 sf fenced
Loading	2 drive in doors - 10 ft high
Large Door	To divide warehouse if needed
Ceiling Clearance	12 ft clear height
Power	3 phase 200 amp
Air System	Compressed Air System
Sprinkled	Yes, warehouse
Parking	5 on-property spaces
Zoning	I-2S



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