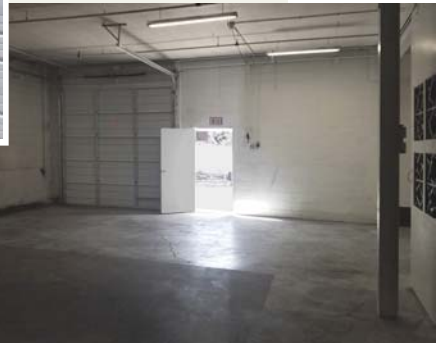


Office/Warehouse LEASED | 4940 Niagara Street Commerce City, Colorado 80022



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Office/Warehouse LEASED

PROPERTY SUMMARY

Asking Rate	\$13.00 + 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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