

# Office/Warehouse for Lease | 4955 Newport Street

Commerce City, Colorado 80022



**Price Reduced**



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## Office/Warehouse For Lease

### PROPERTY SUMMARY

Asking Rate	<del>\$12.50</del> \$11.50 + NNN
Building Size	10,228 sf
Office Space	1,110 sf - Updated
Yard	Approx. 5,000 sf fenced
Bathrooms	Three
Loading	1 drive in door - 12 ft
Loading	1 drive in door - 10 ft
Loading	1 drive in door - 10 ft and oversized
Power	3 phase 400 amp
Sprinkled	Yes - warehouse
Parking	6 on-property spaces
Zoning	I-2S

**4955 Newport Street** is now open for lease. It's building size of over 10,000 sf houses both office and warehouse space and is located in the Commerce City industrial area with nearby access to Interstate-70. It's three drive-in doors of varying sizes makes the loading area sufficient to handle swift warehousing needs. Having six on-site parking spaces with an ample supply of on-street parking as well as a large 5,000 square foot barbed-wire fenced-in yard serves as further prospect for operating a small to medium-sized business.



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Commerce City, Colorado 80022



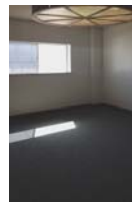
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## INDUSTRIAL HIGHLIGHTS

- Access to nearby I-70 ◀
- Large warehouse/office mix ◀
- Three drive in doors for swift loading ◀
- Within industrial area of Commerce City ◀
- 5,000 square feet of fenced in yard ◀

Call for more information

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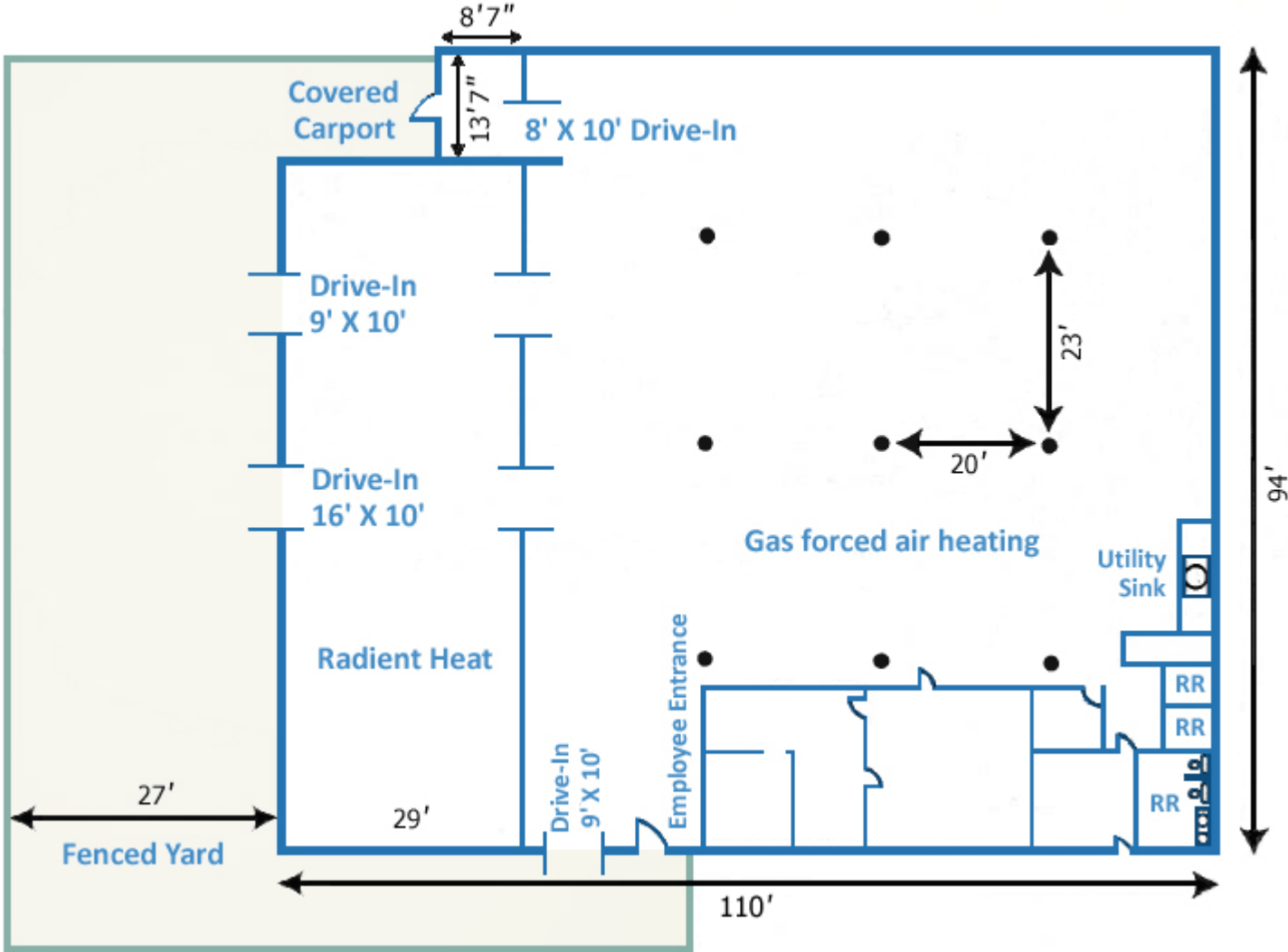
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