

# 5641-5691 East 56th Avenue

## Commerce City, CO 80022



## FOR LEASE

### INDUSTRIAL SPACE

- ☒ Competitive industrial gross lease rate.
- ☒ 26,400 sq. ft. multi tenant, office warehouse building.
- ☒ Located in Rocky Mountain Industrial Park.
- ☒ Ideal central location at 56th Ave. and Holly Street
- ☒ Attractive split block construction.
- ☒ Ample parking in south facing paved lot.
- ☒ 18' clear ceiling height.
- ☒ Dock high loading with 8' x 10' overhead doors.
- ☒ I-1 Commerce City Zoning.
- ☒ Strong local ownership.
- ☒ Responsive property management.
- ☒ Close proximity to Downtown, Stapleton and DIA. Quick access to Colorado Boulevard, Quebec Street, I-270 and I-70 .



COMMERCIAL REALTY LLC

**For information contact:**  
**Steve Swalm @ (303) 228-4533**  
**steve@adcomrealty.com**  
**Scott Forster @ (303) 228-4534**  
**scott@adcomrealty.com**  
**Advisor Commercial Realty LLC**  
**383 Inverness Parkway, Suite 470**  
**Englewood, CO 80112**

The information contained herein has been obtained from sources believed to be reliable; however, Advisor Commercial Realty LLC makes no guarantee, warranty or representation as to the accuracy of such information. It is your responsibility to independently verify, with the assistance of your tax, financial and legal advisors, the accuracy and completeness of the information contained herein, and to determine to your satisfaction the suitability of the property for your use and purposes.