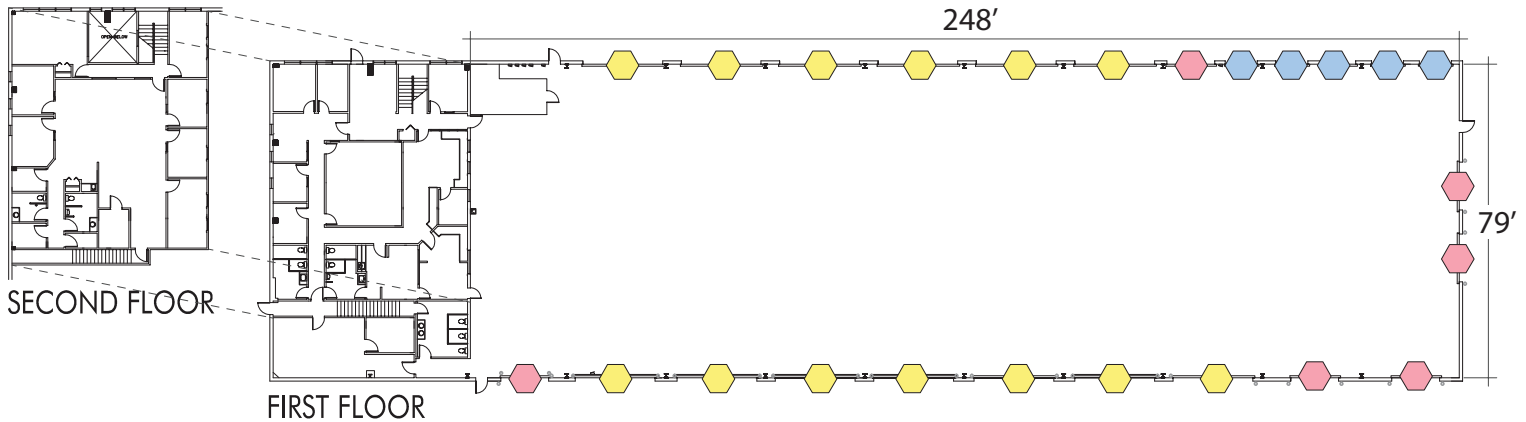


# Large Warehouse Space with Dedicated Acre Yard



6000 E. 58TH AVE  
26,950 SF



## PROPERTY DESCRIPTION

<b>Address</b>	6000 E. 58th Avenue Commerce City, CO 80022	<b>Sloped Clearance</b>	Bottom of beams: 17' to 18'10" Bottom of deck: 20' to 21'5"
<b>Total Size</b>	26,950 SF	<b>Water</b>	1 ¼" tap to building
<b>Office</b>	Approx. 6,800 SF Mix of private offices and open space	<b>Sprinkler</b>	No
<b>Yard</b>	Approx. 1.25 acres of dedicated yard	<b>Rate</b>	Negotiable
<b>Loading</b>	<ul style="list-style-type: none"> <li><span style="color: yellow;">⬡</span> (13) 20'w x 14'h drive-in doors</li> <li><span style="color: pink;">⬡</span> (6) 12'w x 14'h drive-in doors</li> <li><span style="color: blue;">⬡</span> (5) 8'w x 10'h dock high doors (Each dock has edge of dock leveler)</li> </ul>	<b>Available</b>	Now
<b>Structure</b>	Steel, concrete block	<b>Other</b>	<ul style="list-style-type: none"> <li>Internet speeds up to 1 gig</li> <li>Ample vehicle parking</li> <li>Building signage</li> <li>Radiant heat throughout warehouse</li> <li>Drive through loading</li> <li>Located in Adams County Enterprise Zone</li> </ul>
<b>Power</b>	800 Amps, 120/208 Volts, 3 Phase, 4 Wire		



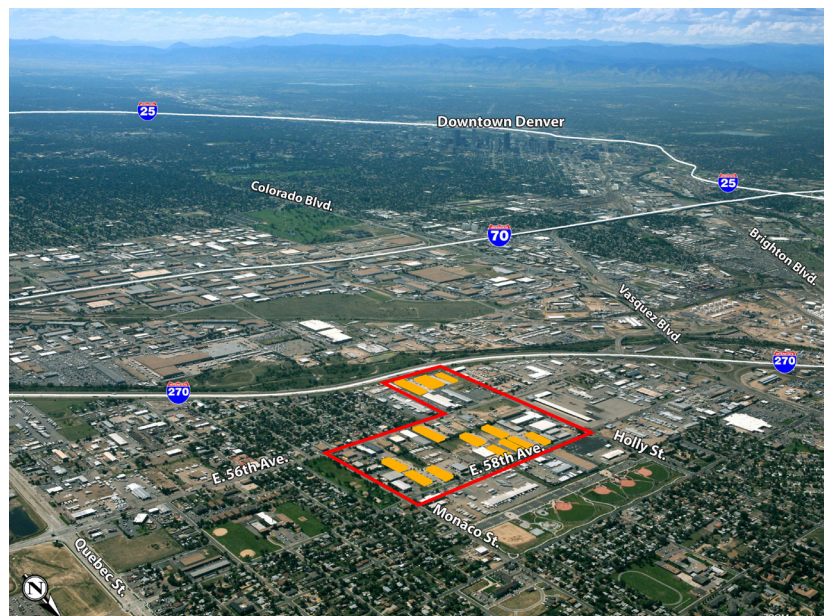
## SITE DETAILS



### PARK INDUSTRIAL CENTER DETAILS

6000 E. 58th Avenue is part of a larger industrial complex, Park Industrial Center, located just north of I-270 along 56th and 58th Avenue.

<b># of Buildings</b>	13
<b>Total Building Area</b>	465,950 SF
<b>City</b>	Commerce City
<b>County</b>	Adams
<b>Year Built</b>	1983-2017
<b>Owner</b>	KEW Realty Corporation
<b>Location</b>	Easy access to I-270, I-70 with I-225 and I-76



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