

6390 E 49th Drive, Commerce City, CO 80022

For Sale

13,340 SF Industrial / Flex



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**COLOROSA**  
**COMMERCIAL**  
**PROPERTIES**

SALES | INVESTMENT | LEASING



# Property Overview

6390 E 49th Drive, Commerce City, CO 80022

Listing Price \$2,400,000

Square Footage 13,340 SF

Power 3 Phase / 400A / 240V

Drive Ins (3) 12' W x 14' H

Office Mix ~4,000 SF (30%)

Enclosed Mezzanine 1,600 SF (not included in SF)

Parking 31 Spaces

Zoning I-1S

Year Built 1979

Lot Size 0.73 acres

Ceiling Height 18'

2023 Taxes \$47,023.66

2 story office buildout includes: private offices, conference, reception, 5 bathrooms, and kitchen



# Warehouses and Yard

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# Office

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# Demographics

6390 E 49th Drive, Commerce City, CO 80022

### DEMOGRAPHIC SUMMARY


6390 E 49th Dr, Commerce City, Colorado, 80022 2  
Ring of 3 miles

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#### KEY FACTS

**91,892**

Population



**33,147**

Households

**35.1**

Median Age

**\$81,279**

Median Disposable Income

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#### EDUCATION

**12.4%**

No High School Diploma

**17.9%**

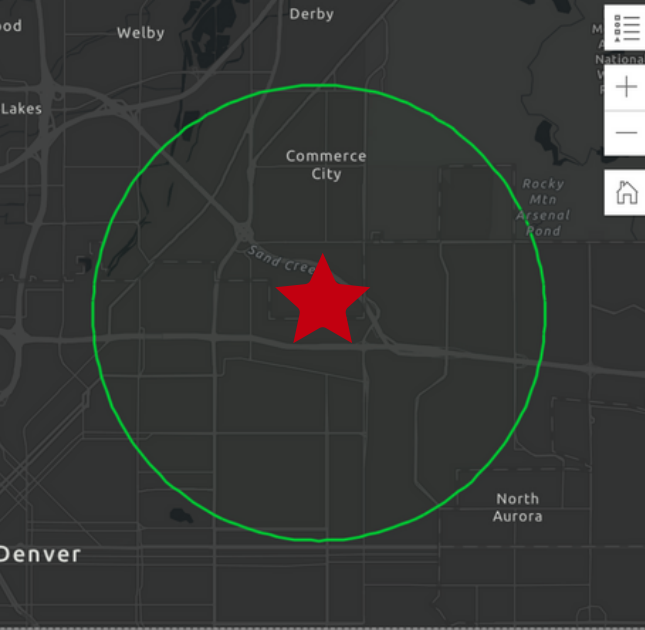
High School Graduate

**17.4%**

Some College/  
Associate's Degree

**52.3%**

Bachelor's/Grad/  
Prof Degree

### EMPLOYMENT

**71.9%**

White Collar

**17.0%**

Blue Collar

**13.2%**

Services

**2.6%**

Unemployment Rate

Source: This infographic contains data provided by Esri (2023, 2028). © 2024 Esri

# Access and Commute

6390 E 49th Drive, Commerce City, CO 80022



Denver International Airport 25 minutes  
.....  
Downtown Denver 12 minutes

Interstate-70 4 minutes  
.....  
Interstate-25 7 minutes



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