

WHEAT RIDGE INDUSTRIAL / FLEX PROPERTY WITH YARD FOR SALE & LEASE

12198 RIDGE RD WHEAT RIDGE, CO 80033

Property Summary

- Available for Sale & For Lease
- Extremely Permissive Zoning
- Central Wheat Ridge Location at I-70 & Ward
- Surrounding Development Right Across the Street From "The Ridge at Ward Station"
- Newly Paved Lot (August 2024)
- Ideal for All Types of Industrial Users Needing Flex Space W/ Yard

Property Features

Sale Price	\$2,449,999 (\$180/SF)
Lease Rate	\$4,000/Month (Per Building) + Utilities
Total Building SF	13,541 SF
Total Land SF	48,768 SF (1.12 AC)
Year Built (Bldgs A&B / C)	1968/1963
County	Jefferson
Taxes (2023)	\$46,570
NNN Estimate	\$4.18/SF
Property Type	Industrial Flex
Tenancy	Single / Multi

Building A (NOT FOR LEASE)

Building SF	7,726 SF
Lot SF	±20,450 SF (0.46 AC)

Property Zoning | I-E

https://library.municode.com/co/wheat_ridge/codes/code_of_ordinances?nodeld=PTIICOLA_CH26ZODE_ARTIIZODIRE_S26-220INPLDI

Building B&C (FOR LEASE)

Total Building SF	5,815 SF
Building B	4,305 SF
Building C	1,510 SF
Lot SF	±28,318 SF (0.65 AC)

For more information:



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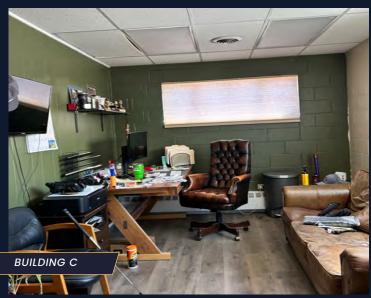
PROPERTY PHOTOS –





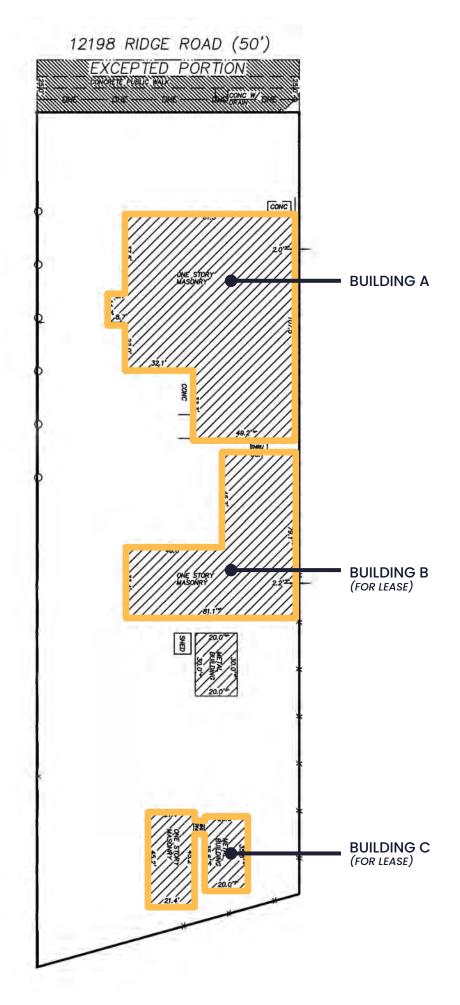






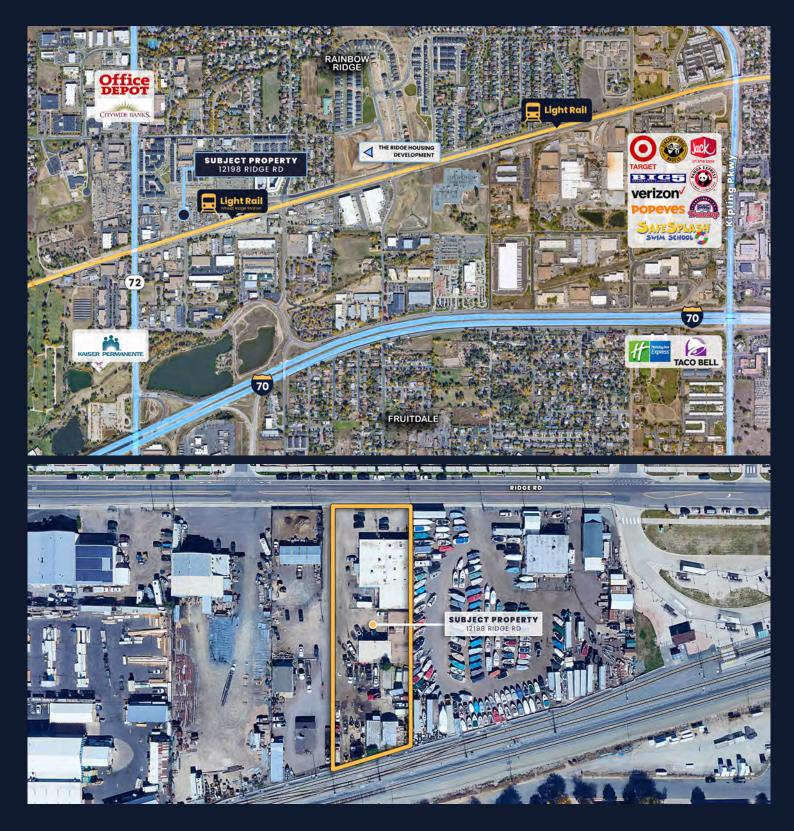


SITE PLAN



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