



## 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 Zoning | I-E

[https://library.municode.com/co/wheat\\_ridge/codes/code\\_of\\_ordinances?nodeId=PTIICOLA\\_CH26ZODE\\_ARTIIIZODIRE\\_S26-220INPLDI](https://library.municode.com/co/wheat_ridge/codes/code_of_ordinances?nodeId=PTIICOLA_CH26ZODE_ARTIIIZODIRE_S26-220INPLDI)

### 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) |

#### 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



BUILDING A



BUILDING A



BUILDING B



BUILDING C





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