

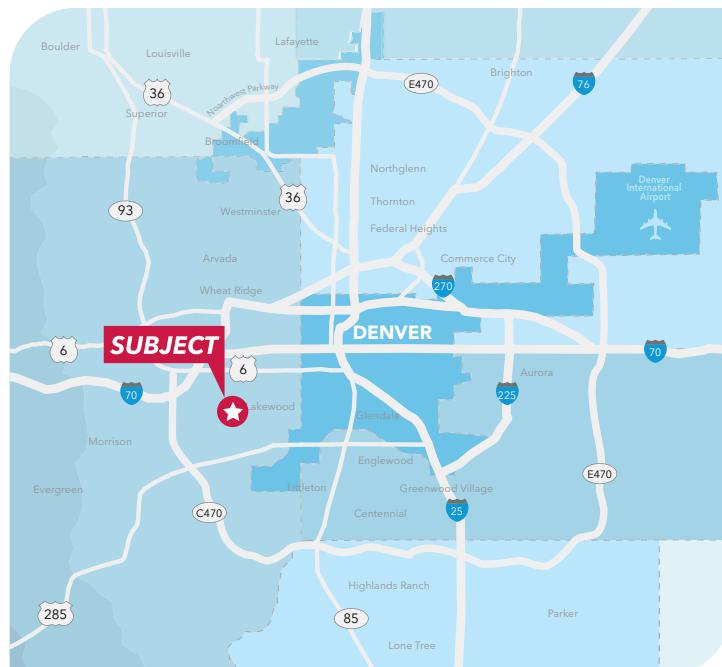
**23,674 SF ON 3.57 ACRES**



1729-1731 S Wadsworth is a 23,674 SF industrial warehouse facility on 3.57 acres. The property is located in the City of Lakewood in Jefferson County. It has excellent shared electronic street signage, located along and highly visible from S Wadsworth Boulevard. Fenced yard and two separate points of ingress/egress into the site.

## PROPERTY FEATURES

<b>BUILDING SIZE</b>	23,673 SF
<b>OFFICE SIZE</b>	±6,000 SF
<b>LOT SIZE</b>	3.57 Acres
<b>YEAR BUILT</b>	1965
<b>SPRINKLERED</b>	Wet
<b>POWER</b>	800 Amps / 240 Volts / 3 Phase (TBV)
<b>LOADING</b>	2 Dock High Doors & 1 Drive In Door
<b>NNN EXPENSES</b>	\$5.02/SF (Est. 2026)
<b>LEASE RATE</b>	PLEASE CONTACT BROKERS



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## PROPERTY FEATURES

- Large signage on S Wadsworth Blvd
- Retail/showroom space
- Gated and fenced yard
- Newer roof, HVAC units and paint
- Site includes (2) points of ingress/egress
- $\pm 49,000$  Average traffic count (along S Wadsworth Blvd)
- Under 9 miles to/from downtown Denver
- Excellent southwest location



$\pm 49,000$  AVERAGE TRAFFIC COUNT



SHOWROOM/RETAIL IDENTITY



OPEN WAREHOUSE



SECURED FENCED/GATED YARD



OVERSIZED DRIVE-IN

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