



## PROPERTY HIGHLIGHTS

With excellent access to I-70, this industrial condo is a great opportunity. Two combined units offer a great mix of office and warehouse space. The space features an 18' clear height and an oversized grade-level overhead door (10' x 14') and the entire space is heated and cooled. 6 assigned spaces are an added bonus for customers or employees.

<b>Suites 106 &amp; 107</b>	4,980 RSF (Total)
<b>Lease Rate</b>	\$15.00/RSF NNN
<b>Sale Price</b>	\$1,330,000
<b>Expenses (Est)</b>	\$6.17/RSF
<b>Availability</b>	Immediately
<b>Lease Term</b>	Negotiable



### FOR MORE INFORMATION

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Clean



Drive-In Door



Flex Space



200 Amps  
3-Phase Power



Floor Drain



High Ceilings



Kitchen

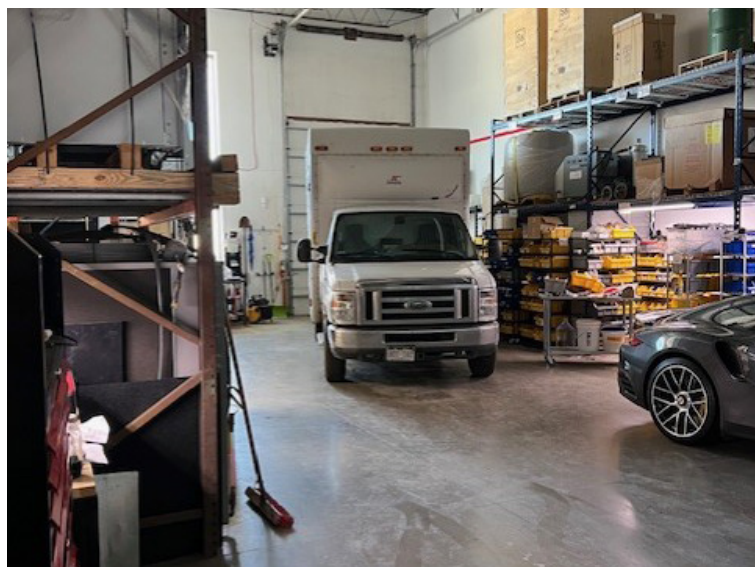


# INDUSTRIAL/FLEX SPACE FOR SALE OR LEASE

11919 West I-70 - Units 106 & 107 Wheat Ridge, CO 80033

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## PROPERTY PHOTOS



For a complete disclaimer, please see page one of this brochure.

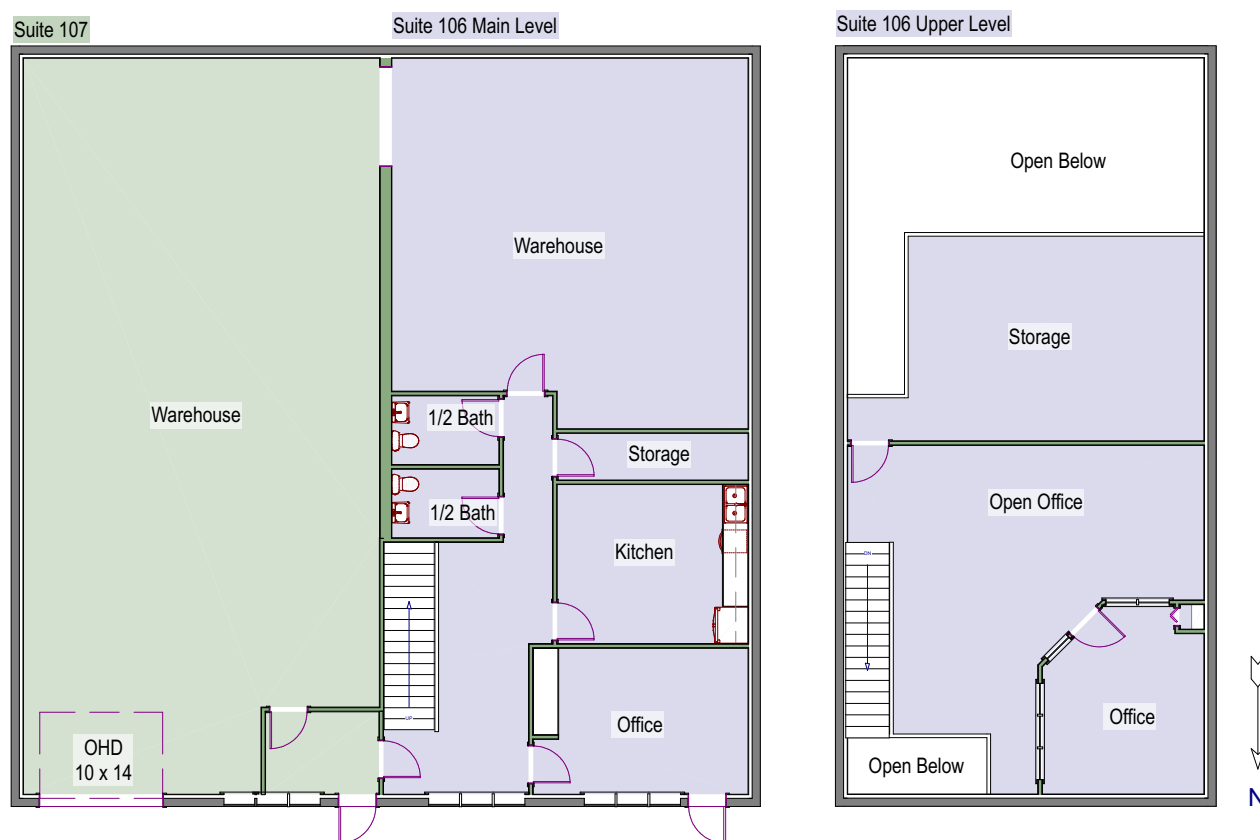
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# INDUSTRIAL/FLEX SPACE FOR SALE OR LEASE

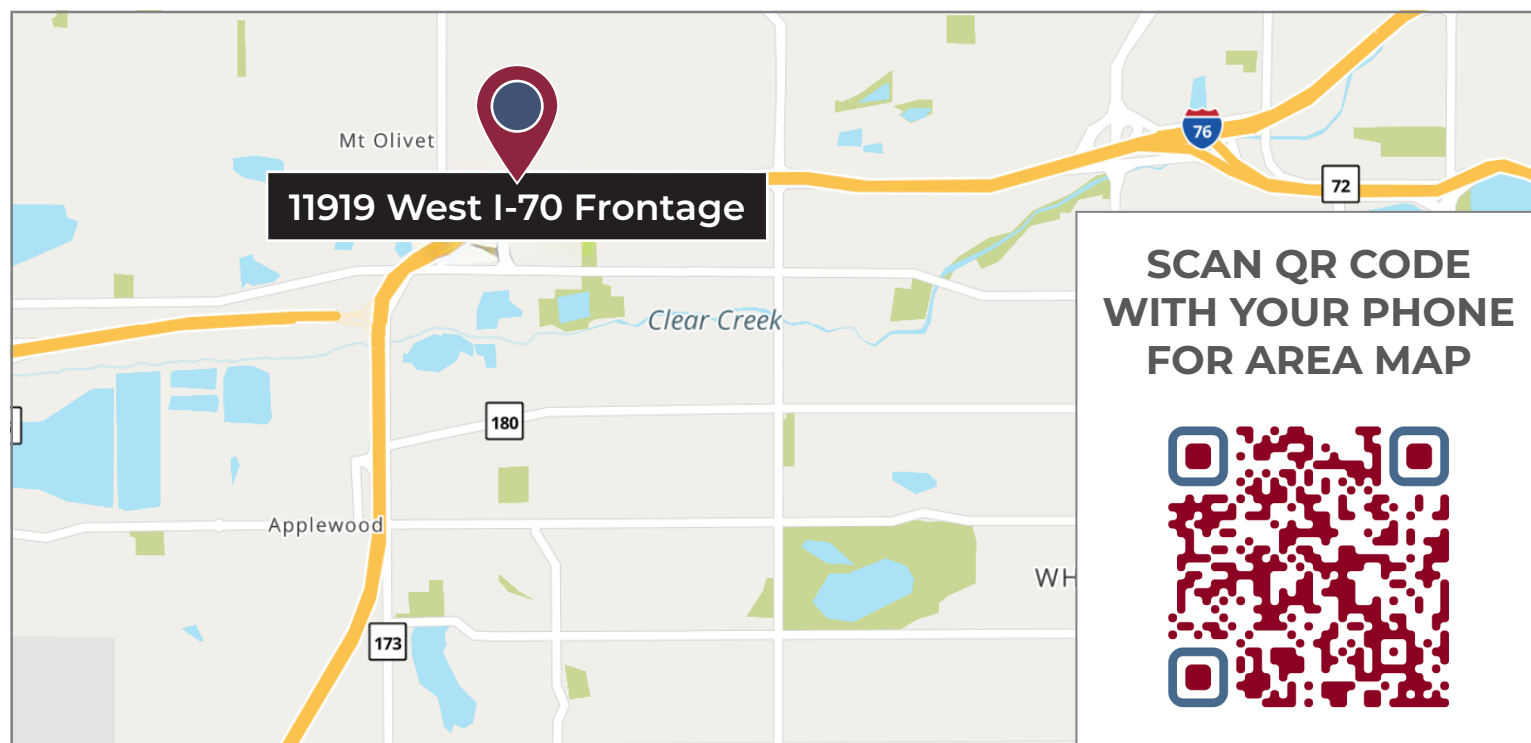
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## PROPERTY FLOOR PLAN



## PROPERTY LOCATION



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