



# Industrial Space For Lease

## Highlights

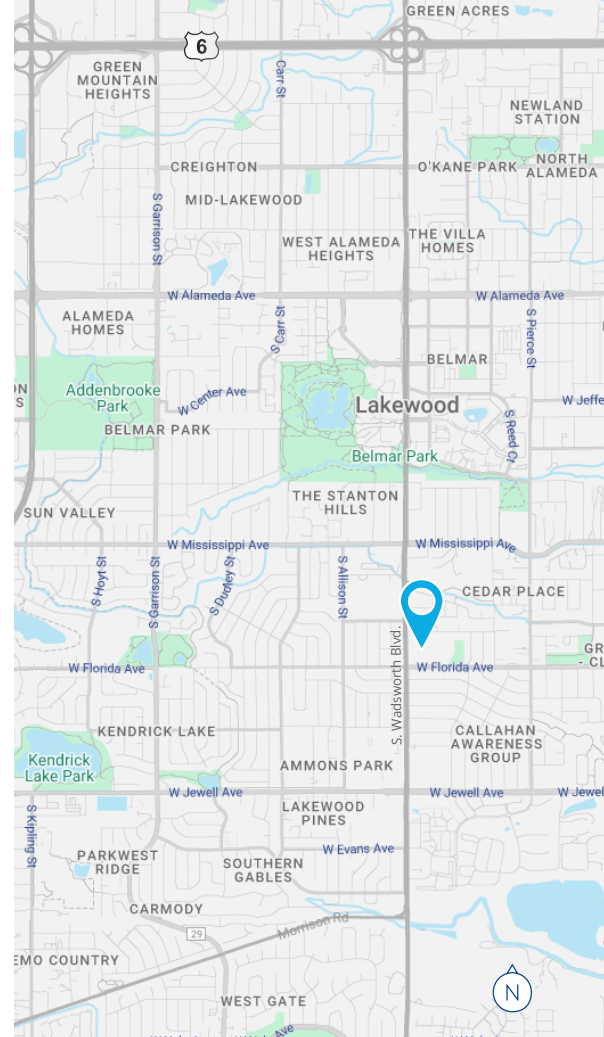
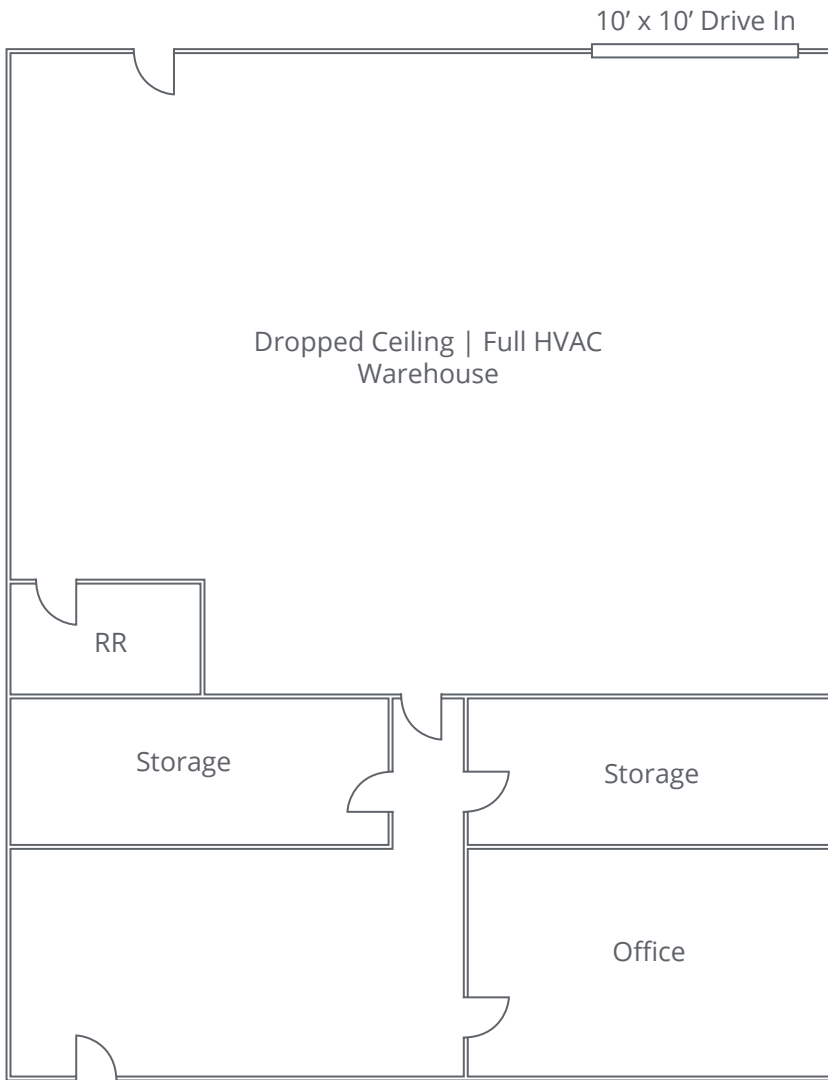
- > Full HVAC in warehouse
- > Hard to find small unit
- > Wadsworth visibility

## 1460-1470 S. Wadsworth Blvd. Lakewood, CO 80232

Unit 1470:	1,600 SF
Office:	750 SF
Warehouse:	850 SF
Lease Rate:	\$9.95/SF NNN
Expenses:	\$9.41/SF
Ceiling Height:	12' - Presently Dropped Ceiling
Power:	TBD
Loading:	One (1) Drive-In - 10'x10'
Zoning:	M-N-S
Parking:	Ample

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1,600 SF



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