



Industrial/Automotive For Lease



Building Highlights

Incredible access via I-70 and Kipling St.!

- › *Can accommodate multiple uses including automotive and retail*
- › *Floor drains throughout*
- › *Air compressor lines already installed in most units*
- › *Newly renovated.*
- › *Tenant improvements available*
- › *Automotive uses permitted*

Auto Plaza

9491 W. 44th Ave. | UNITS 111-112

Wheat Ridge, CO 80033

Suite Information

Available:	Immediately
Units:	111-112
Size:	3,240 SF
Office:	10%
Loading:	Seven (7) Drive-Ins: Three (3) 12'x12' & Four (4) 10'x12'
Lease Rate:	\$14.00/SF NNN
Est. 2024 Op. Ex.:	\$8.74/SF
Power:	TBD
Zoning:	C-1
Ceiling Height:	12'-14'
City/County:	Wheat Ridge/Jefferson

