

Building Highlights

Incredible access via I-70 and Kipling St.!

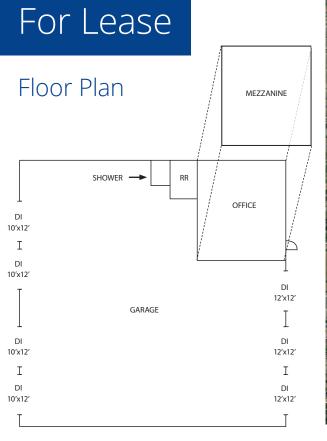
- Can accommodate multiple uses including automotive and retail
- > Floor drains throughout
- > Air compressor lines already installed in most units
- > Newly renovated.
- > Tenant improvements available
- > Automotive uses permitted

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





Site Plan **NORTH** West 45th Avenue 11 1 Unit 115 Unit 101-102 Unit 114 Unit 103-104 2,000 GSF Unit 113 Units 111–112 3,240GSF Holland Street Unit 105 Unit 110 2,780 GSF Unit 106-107 Unit 109 Unit 108 ¥ † West 44th Avenue

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