



FOR LEASE

2,208 SF Warehouse Flex Space

2727 W 92nd Ave #40 | Federal Heights, CO 80260



## CONTACT:

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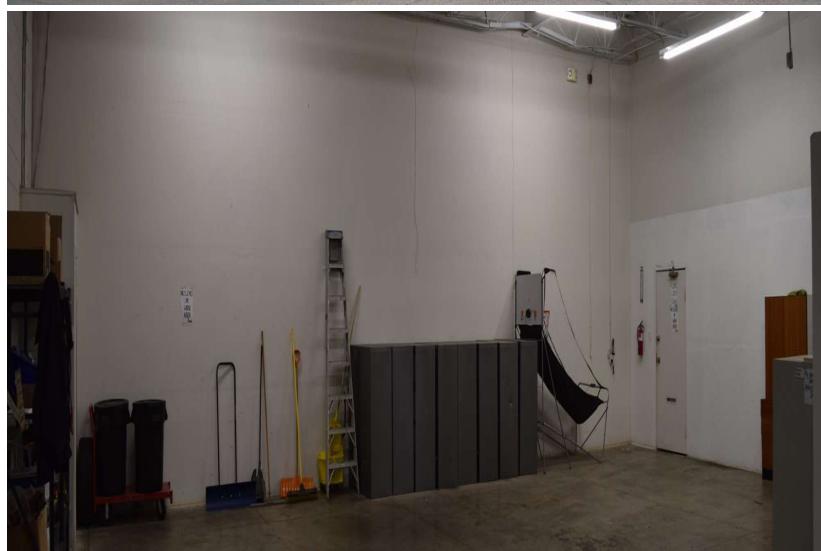
# 2727 W 92ND AVE UNIT 40

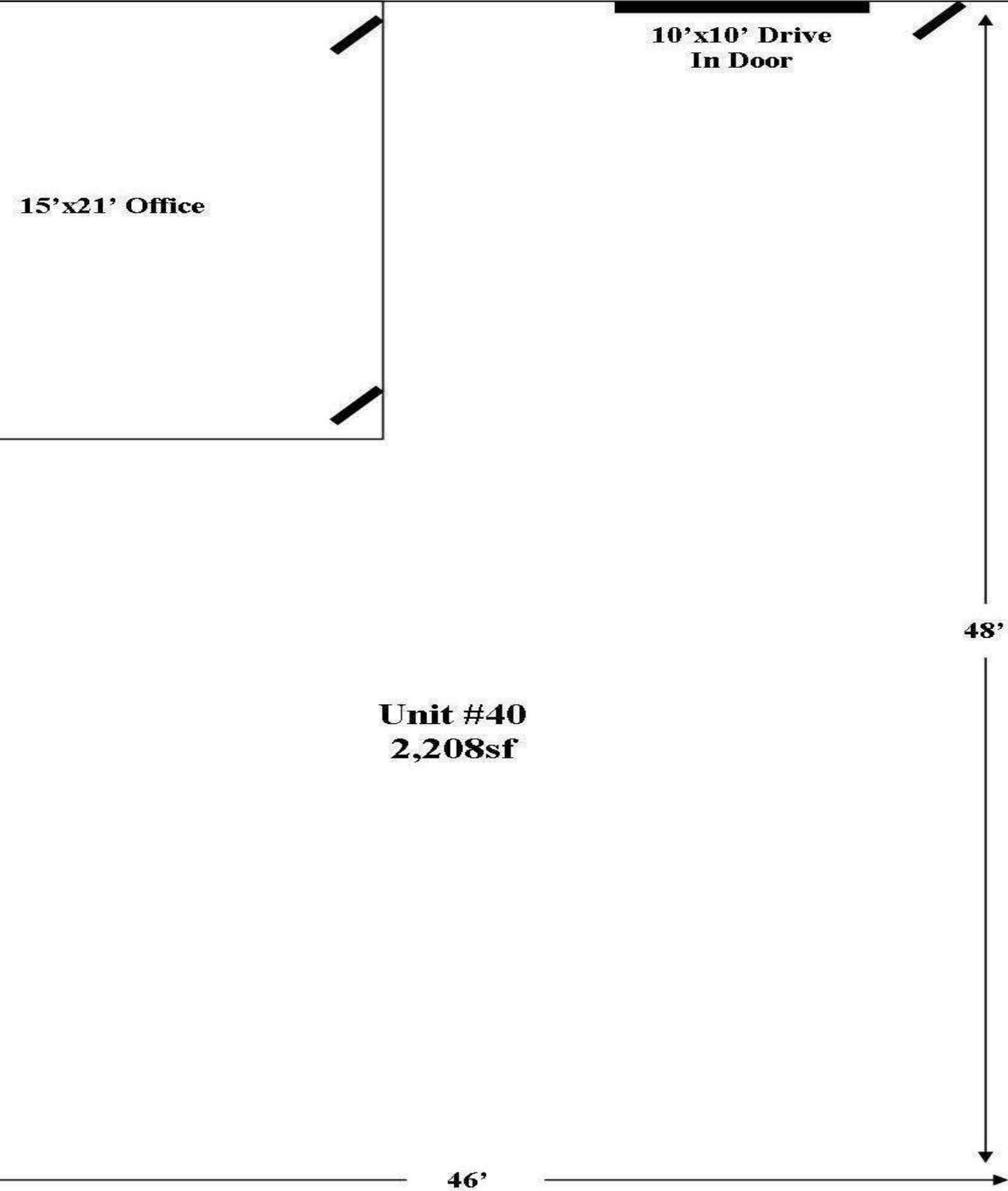
## OFFERING SUMMARY

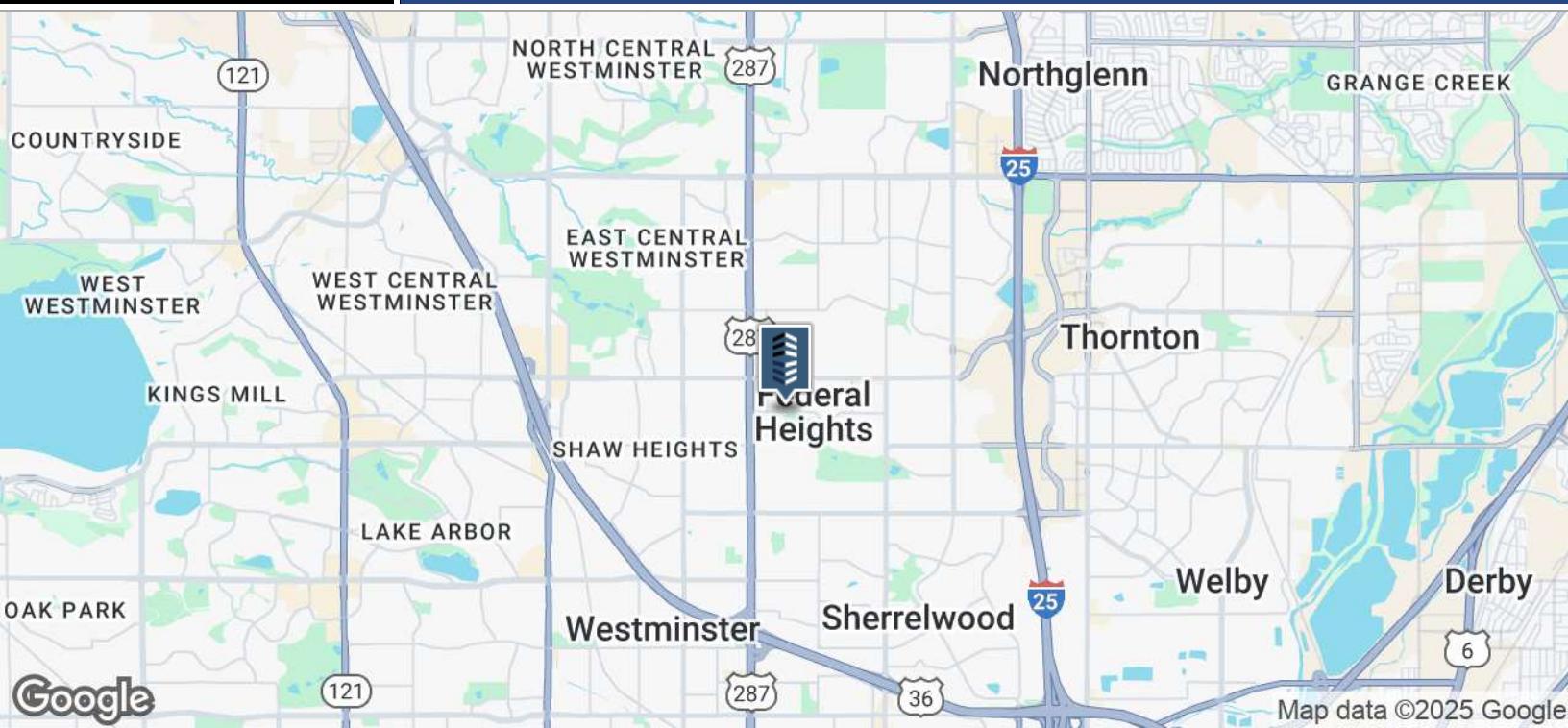
<b>Lease Rate:</b>	\$18.75/sf Full Service
<b>Lot Size:</b>	3.79 Acres
<b>Building Size:</b>	22,283 SF
<b>Drive-In Doors:</b>	10' x 10'
<b>Year Built:</b>	1985
<b>Zoning:</b>	C-1 Adams County
<b>Market:</b>	Denver Metro
<b>Power:</b>	3 Phase 200 A (tbv)
<b>Parking:</b>	10:1,000 SF

## PROPERTY HIGHLIGHTS

- Unit 40: Excellent, 2,208 sf warehouse with a 10'x10' drive in door, 14'-16' clear ceiling height.
- Ideal for contractors, general office warehouse, training uses, service companies and many more.
- Great office/warehouse for just \$3,450 per month (includes utilities)
- Great NW Location, just 7 minutes from Downtown Denver
- Easy access, just West of I-25 on W. 92nd Ave
- High parking ratio on site
- Additional parking area can be available for truck and vehicle staging







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