



FOR LEASE

2,208 SF Warehouse Flex Space

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



CONTACT:

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UNIQUE PROPERTIES

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OFFERING SUMMARY

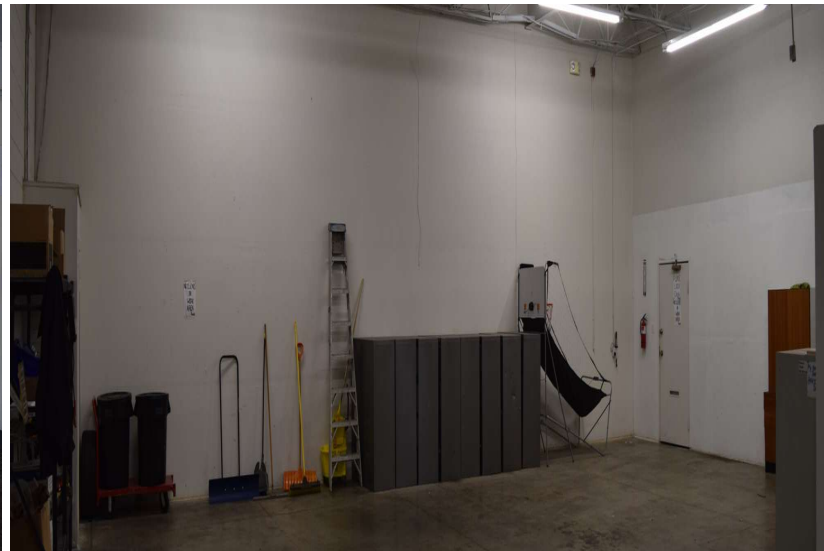
Lease Rate:	\$18.75/sf Full Service
Lot Size:	3.79 Acres
Building Size:	22,283 SF
Drive-In Doors:	10' x 10'
Year Built:	1985
Zoning:	C-1 Adams County
Market:	Denver Metro
Power:	3 Phase 200 A (tbv)
Parking:	10:1,000 SF

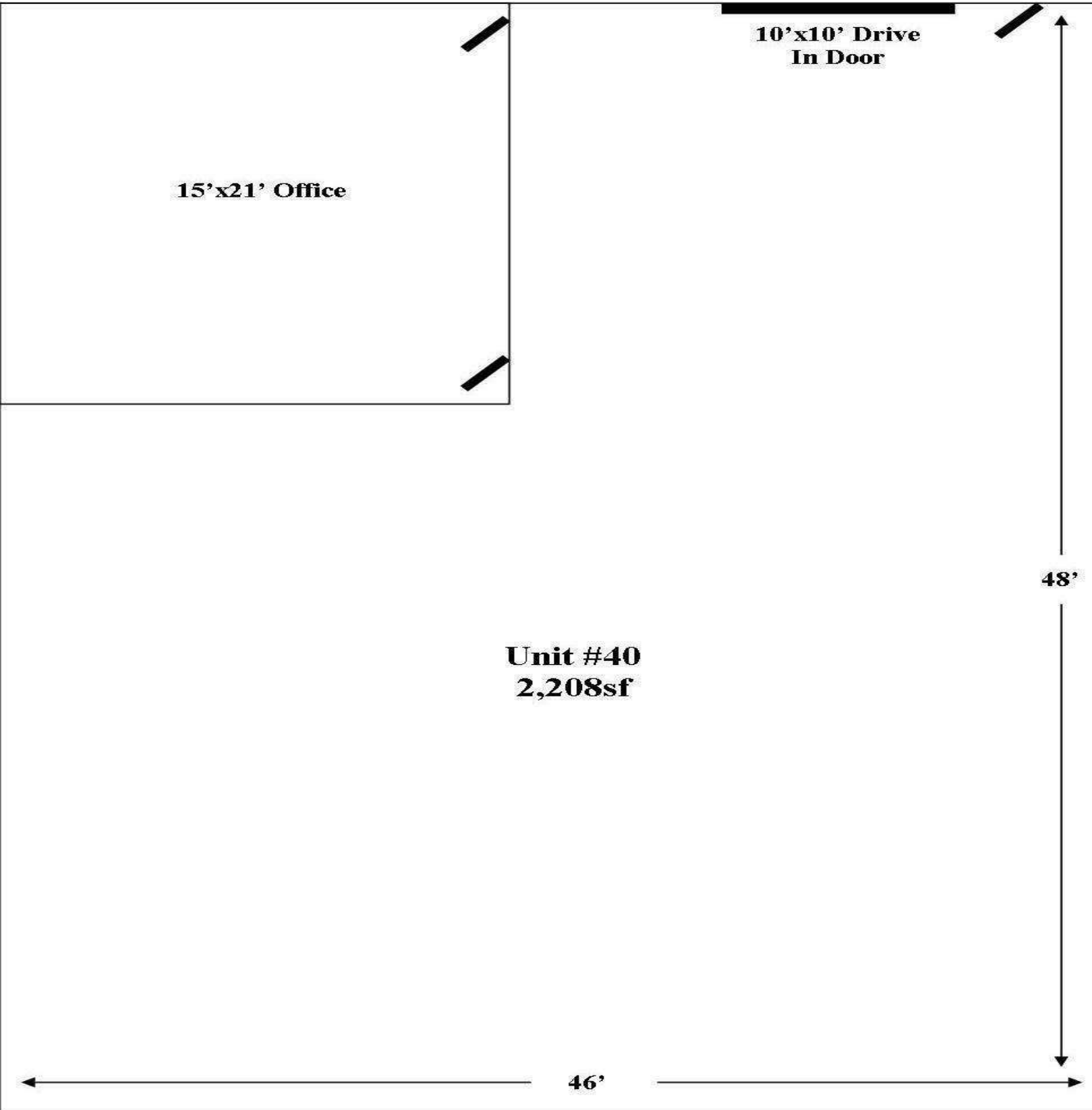
PROPERTY HIGHLIGHTS

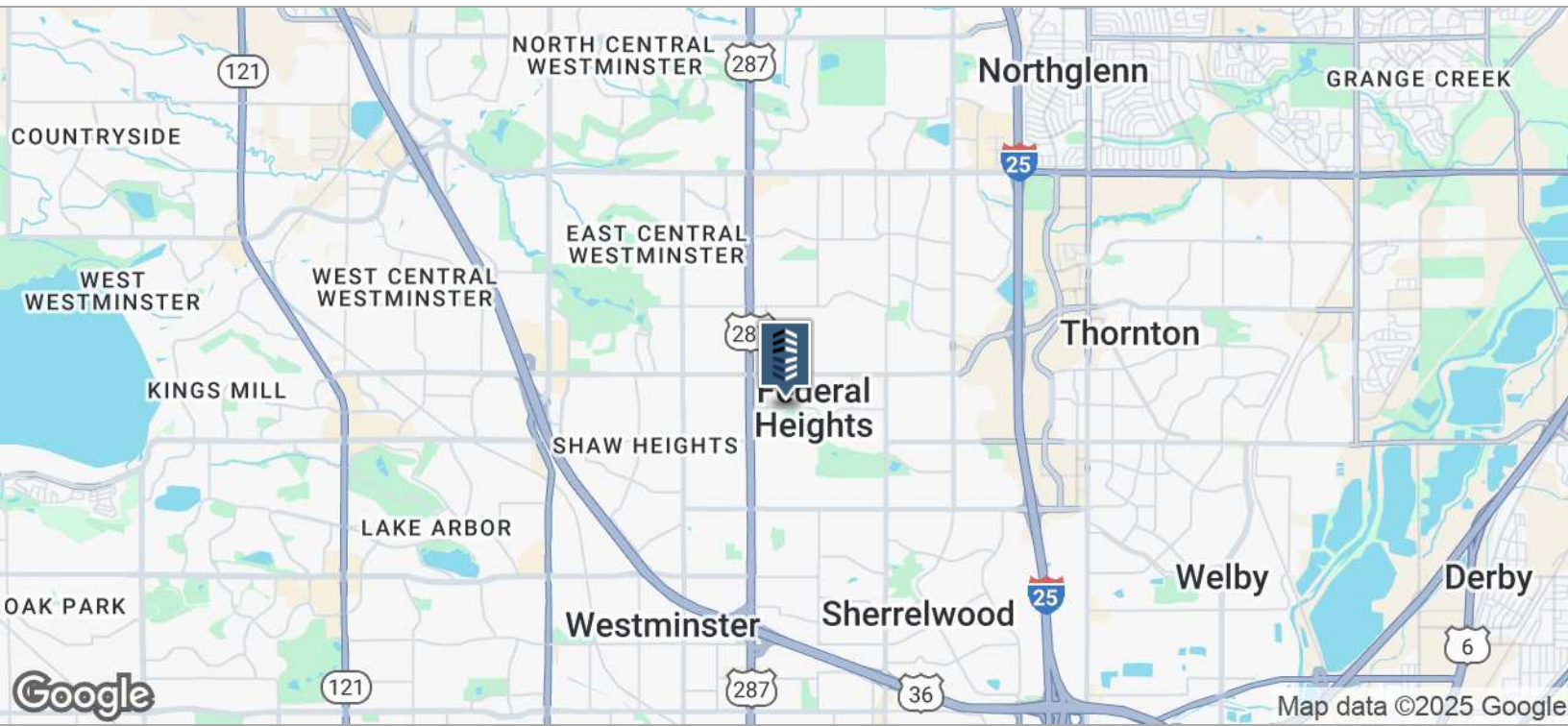
- Unit 40: Excellent, 2,208 sf warehouse with a 10'x10' drive in door, 14'-16' clear ceiling height.
- Ideal for contractors, general office warehouse, training uses, service companies and many more.
- Great office/warehouse for just \$3,450 per month (includes utilities)
- Great NW Location, just 7 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



Large Truck Court or Additional Vehicle Storage!







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