



**INDUSTRIAL / FLEX SPACE
FOR LEASE**
4894 Van Gordon Street
Wheat Ridge, CO 80033

PROPERTY HIGHLIGHTS

Excellent flex/industrial building with 75% warehouse, 25% office/showroom. Can be demised into 2 units. Easy access off I-70 and Ward Road. Solar Panels help reduce utility bills. Planned Industrial Development Zoning.

- Newly updated office / showroom area
- Can be demised into 2 units
- Four overhead doors
- Mezzanine area for additional space

Available SF	3,240 - 9,920 RSF
Unit 304	6,680 RSF (incl. 2,200 RSF mezz)
Unit 306	3,240 RSF (incl. 1,000 RSF mezz)
Available	Immediately
Lease Rate	\$12.50/RSF NNN
Expenses (Est)	\$5.15/RSF + Utilities & Internet
Lease Term	3-5 Years
Zoning	PID Planned Industrial Development
Power	3-phase 200 amps/220V



FOR MORE INFORMATION

Maureen Espinoza
Principal/Broker Associate
303.449.2131 ext 123
maureen@coloradogroup.com

Audrey W. Berne
Principal/Senior Broker
303.449.2131 ext 121
ab@coloradogroup.com

*Broker-owned property

 Flex Space	 High Ceilings	 Solar
 On-site Parking	 3-Phase Power	 Responsive Management

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PROPERTY PHOTOS

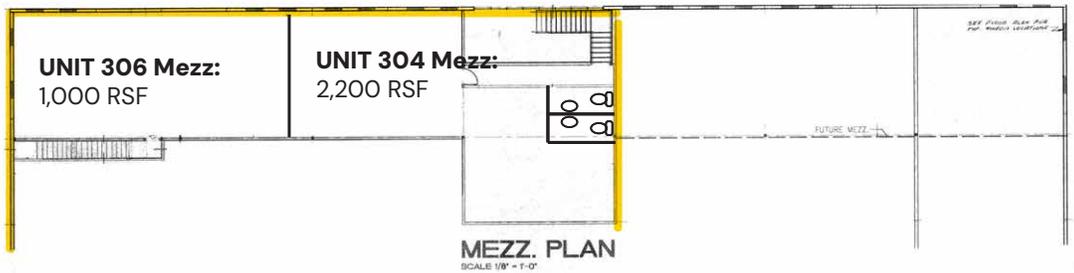
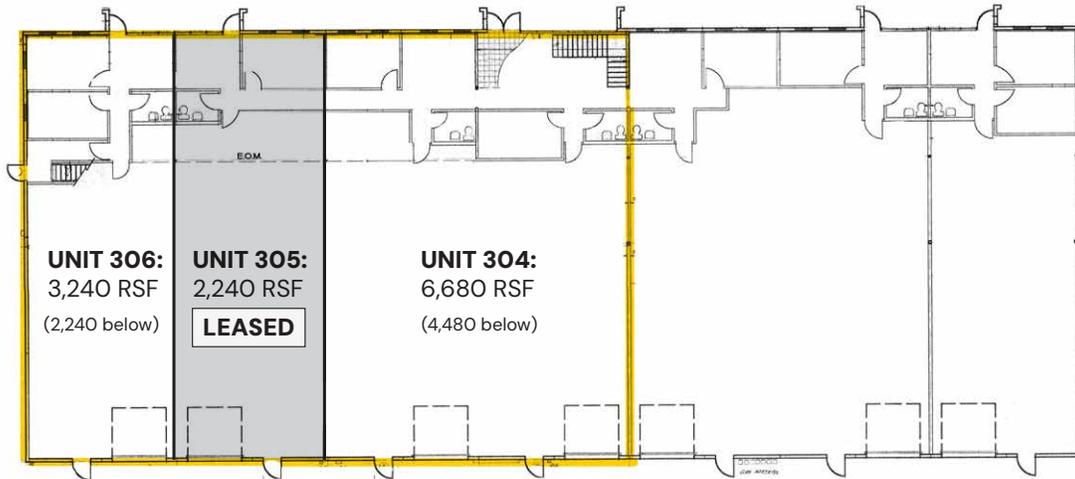


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PROPERTY FLOOR PLAN



PROPERTY LOCATION

