

# FOR LEASE OR SALE



## **4950 Oak Street**

**Wheat Ridge, CO 80033**

**SALE PRICE: \$5,700,000**

**26,208 SF WAREHOUSE ON 2.15 ACRES**

**FULLY FENCED YARD FOR OUTDOOR STORAGE!**

**\*BONUS! APPROX 8,000 SF STRUCTURAL  
MEZZANINE NOT INCLUDED IN RSF!**





## Building Highlights:



Large fenced yard for outdoor storage



Sale Price: \$5,700,000

Lease Rate: Negotiable (contact broker)



New sprinkler system in warehouse



Motion sensor lighting



Visible from I-70



Dock high and drive-in loading



Standalone warehouse



25' clear height in warehouse



Functional office space with breakroom/kitchen  
and multiple private offices + open office space



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# Ideal Owner/User Building with I-70 Visibility





# Ideal Owner/User Building with I-70 Visibility



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