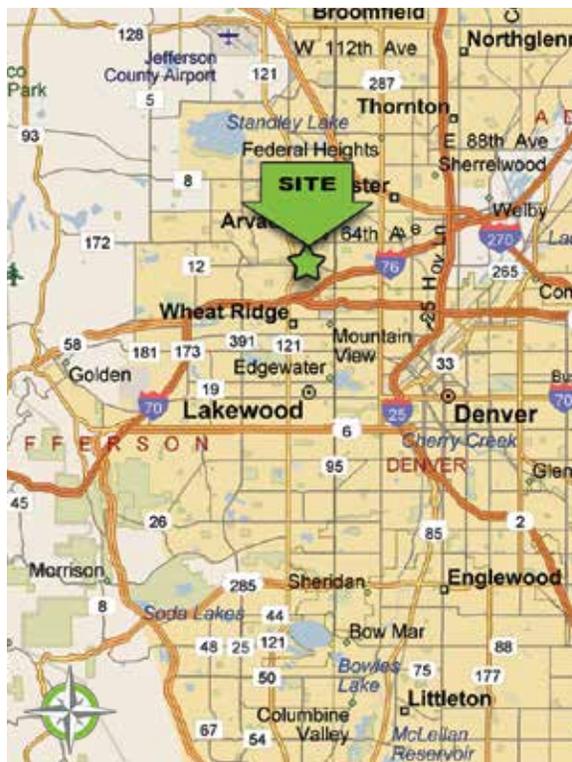




Building Total SF: 28,200 SF



PROPERTY FEATURES

- Available Immediately
- Excellent opportunity in a great location
- Easy access to I-76 & I-70
- Great Lease Rates
- Approx. 2,800 SF of office including a reception area, conference room, 8 offices; open warehouse with drive-in door
- End unit with great parking
- Zoning: I-1
- Clear Height: 17'
- Access: 1 Drive-in Door (14' high x 10' wide)

INDUSTRIAL FOR LEASE



AVAILABLE
6,630 SF



RATE
\$8.95/NNN/SF

Estimated NNN:
\$4.23/SF

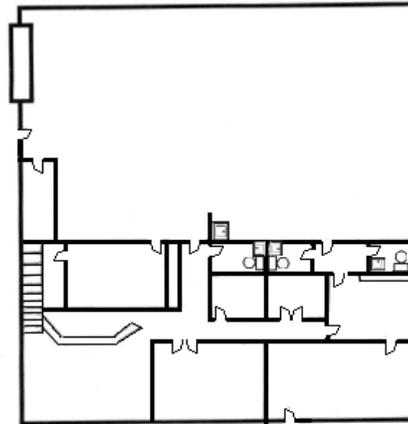
For more information:

Brandi Spencer

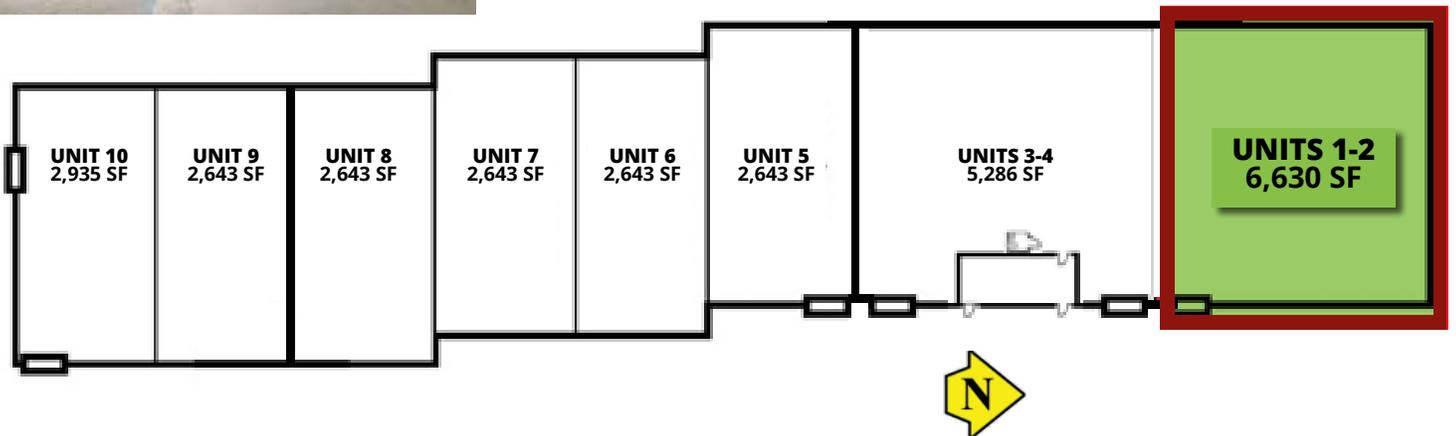
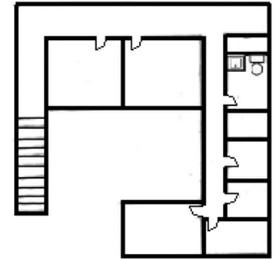
303-295-1313 | brandi@re1313.com | RE1313.com



Lower level



Upper Level



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.