

# Available for Lease: Warehouse + Yard for Outdoor Storage



## 1315 Lamar St

Lakewood, CO 80214

### Property Specifications

- ±12,286 SF warehouse available
- ±13,117 SF of yard available for outdoor storage
- 16'-22' clear height
- 3 dock doors
- 1 drive-in doors
- Heavy Power: 1200 Amps (TBV)
- Space A: 12,286 SF + 13,117 SF Outdoor Yard
  - Lease rate: \$12.50/SF NNN
- Space B: 0.5 Acres = \$2,750/month NNN
- Separate high output gas line servicing the space
- Sprinklered
- Next to light rail stop



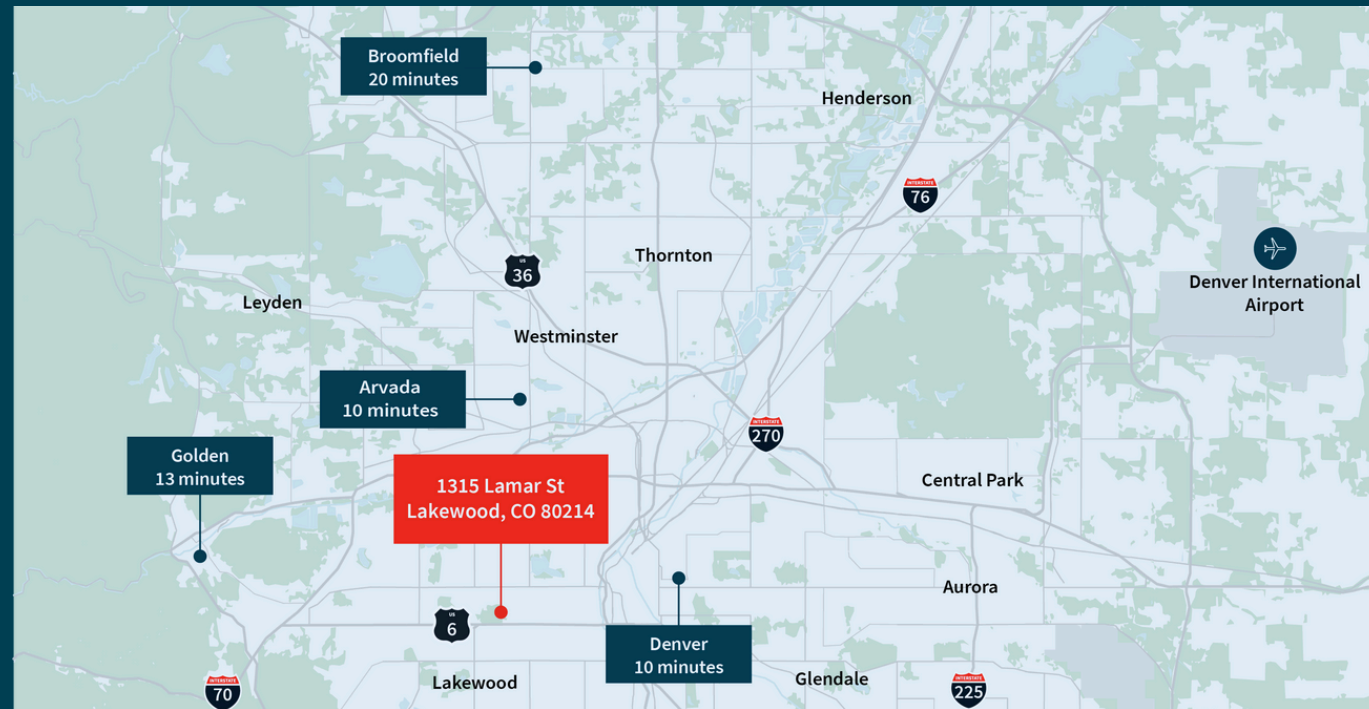


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## Drive Times

- 10 minutes to Denver
- 10 minutes to Arvada
- 13 minutes to Golden
- 20 minutes to Broomfield



For more information, please contact:

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