



Industrial Warehouse Opportunity For Lease

LEASE RATE: \$18.00/SF NNN

PROPERTY OVERVIEW

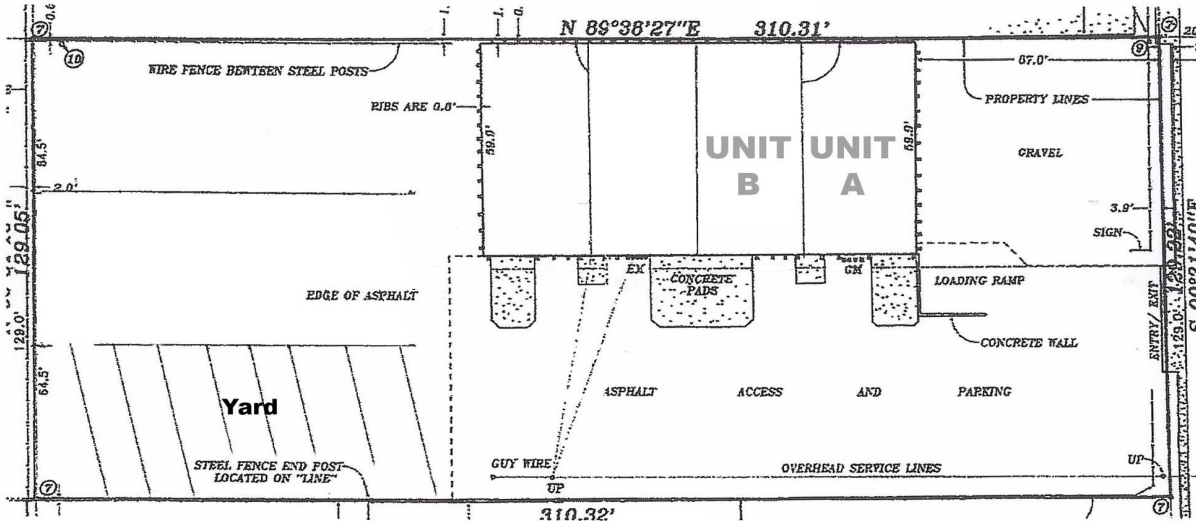
Available SF:	1,872 SF
Building SF:	7,490 SF
Lot Size:	43,560 SF
Year Built:	1981
Clear Height:	16'
Loading:	1 (10' x12') Drive-in Door/Unit
Zoning:	I-2
Power:	3-Phase, 200 amp (TBV)
Expenses:	\$4.05/SF (Taxes & Insurance)

PROPERTY/AREA DETAILS

Located just south of Dartmouth Avenue and west of South Santa Fe Drive, this functional property is ideal for tenants seeking ample parking/yard and easy southwest access. Unit A is available.

For more information, please contact:

CRAIG MYLES, SIOR
Vice President
303.570.9641
CMyles@PinnacleREA.com



For more information, please contact:

CRAIG MYLES, SIOR
Vice President
303.570.9641
CMyles@PinnacleREA.com

Pinnacle Real Estate Advisors

One Broadway Suite A300 | Denver, CO 80203 | 303.962.9555 | www.pinnaclearea.com

© 2024 Pinnacle Real Estate Advisors, LLC. All information contained herein has been obtained from sources we believe to be reliable. However, we accept no responsibility for its accuracy and encourage verification of all information prior to making financial decisions.