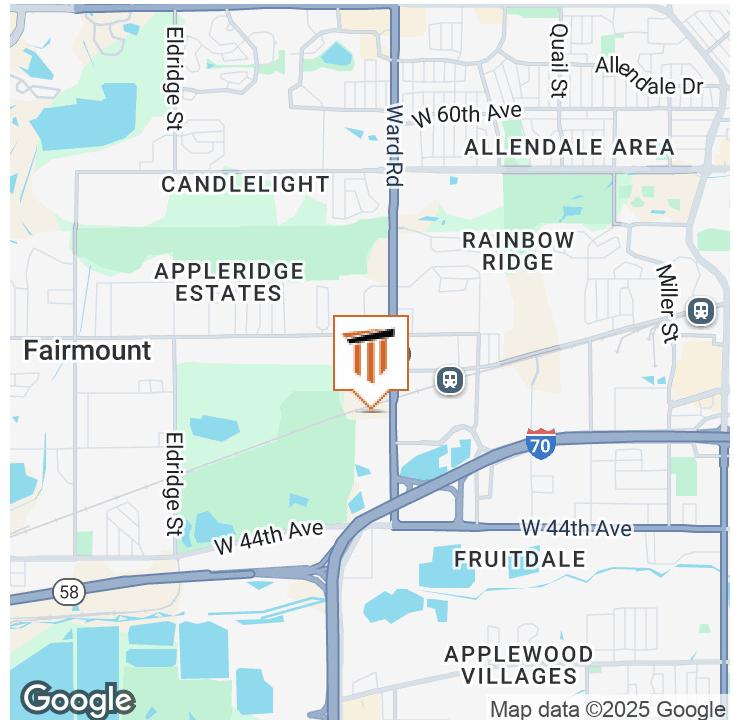
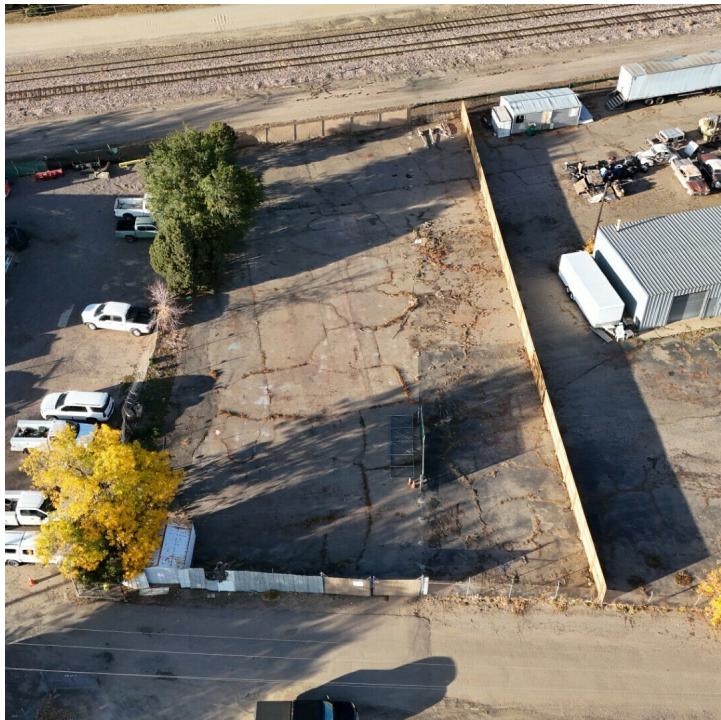


# 4901 WARD RD. (LAND)

4901 Ward Rd Wheat Ridge, CO 80033



## OFFERING SUMMARY

Lease Rate:	\$3,900 per month (Full Service)
Available AC:	0.4 Acres
Available SF:	17,455 SF
Lot Size:	83,793 SF
Year Built:	1959
Zoning:	I-3

## PROPERTY OVERVIEW

Approximately 0.40 acres (17,455 SF) of yard space available for lease on the west side of the property at 4901 Ward Road, Wheat Ridge, CO. This secure, level site offers easy access from Ward Road and is located just north of I-70. The yard is ideal for contractors, equipment storage, vehicle parking, or material laydown. Zoned I-3 (Industrial), the property provides convenient proximity to Hwy 58, I-76, and major west metro corridors, offering quick access to Denver, Golden, and Arvada. The main building is not included in the lease, yard area only.

## PROPERTY HIGHLIGHTS

- ±0.40 acres (17,455 SF) of yard space available for lease
- Located on the west side of 4901 Ward Road
- Zoned I-3 (Industrial) – suitable for heavy industrial and contractor uses
- Easy access from Ward Road, just north of I-70
- Ideal for equipment storage, vehicle parking, or material laydown
- Level, secure site
- Convenient access to I-70, Hwy 58, I-76, and major west metro corridors

## FOR MORE INFORMATION, PLEASE CONTACT:

**MAXWELL MARCUM**  
Senior Advisor  
O: 303.403.1333 | C: 303.915.7483  
Maxwell@MarcumCommercial.com

## 4901 WARD RD.

4901 Ward Rd Wheat Ridge, CO 80033



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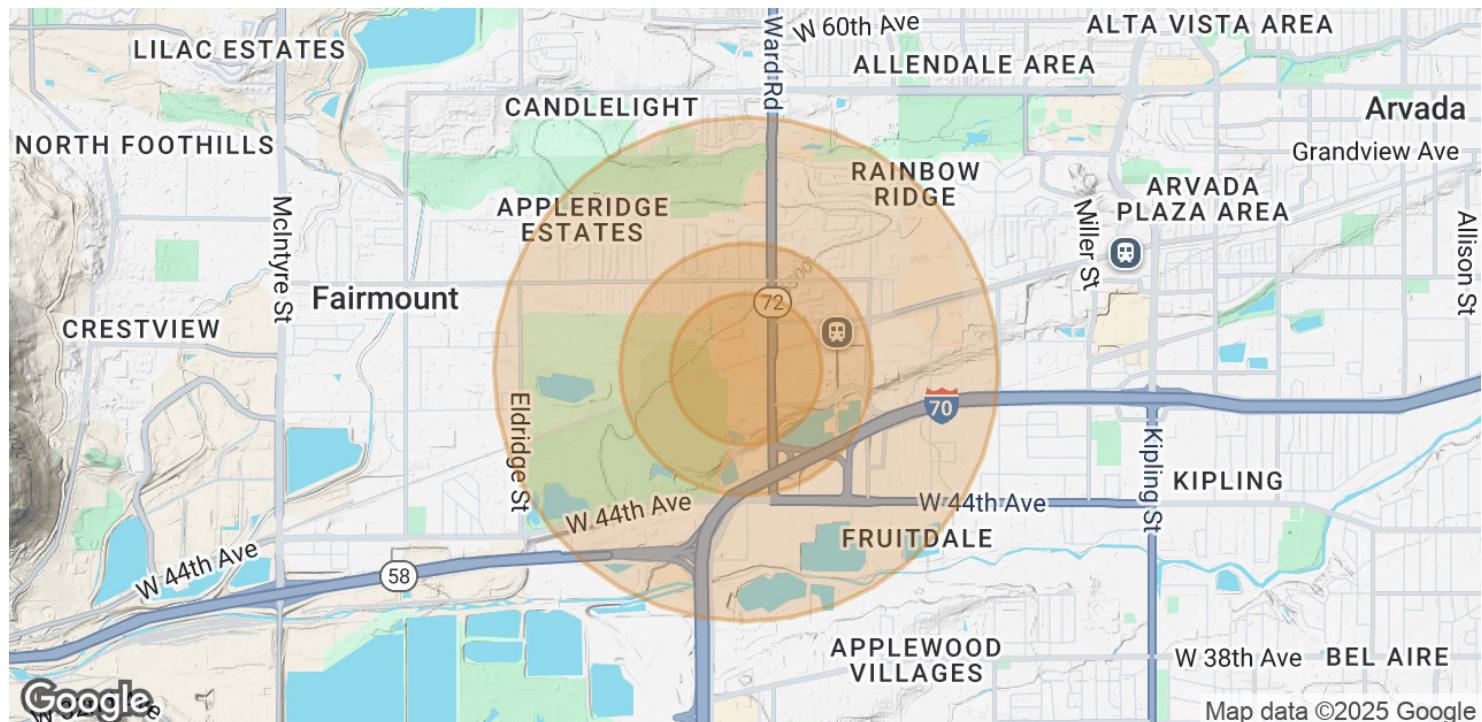
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**4901 WARD RD.**

4901 Ward Rd Wheat Ridge, CO 80033



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	57	413	4,202
Average Age	46	45	43
Average Age (Male)	44	44	43
Average Age (Female)	47	46	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	23	168	1,812
# of Persons per HH	2.5	2.5	2.3
Average HH Income	\$153,901	\$153,122	\$139,774
Average House Value	\$749,175	\$774,337	\$775,763

Demographics data derived from AlphaMap

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