

Purchase price | \$3,500,000



Lease rate | \$8.50/sf

Prime industrial warehouse

- Wired security system
- 17,000 sf of warehouse with 3,500 sf of office on lower level and 3,000 sf of office on upper level
 - **3,000 sf office** space on upper level can be leased separately for **\$10.00/sf**
- 30 free surface parking on upper level and 10 free surface parking on lower level
- 21'-22' clear height
- Building has sprinklers

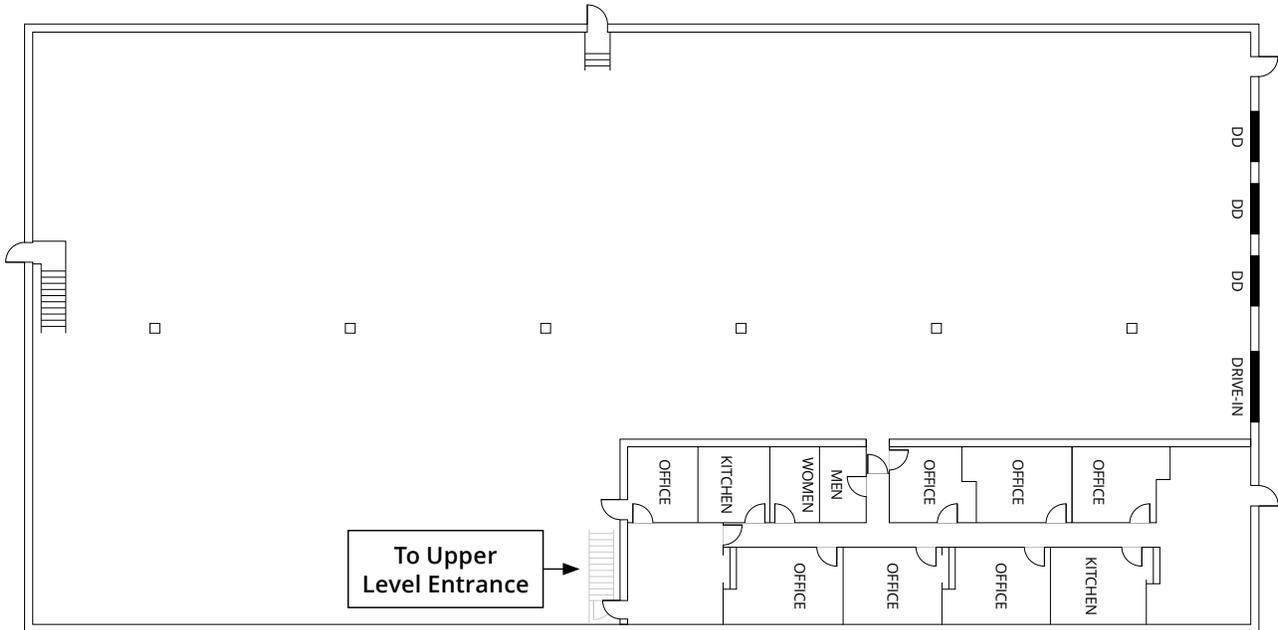
Building	23,500 sf
Office	6,500 sf
NNN	\$5.38/sf
Loading	3 dock high doors (8'x10') 1 drive-in door (10'x12')
Year built	1985
Power	400 amps/120-208v/3p (tbv)
Zoning	C-1 with PUD overlay
County	Adams County

Get more information

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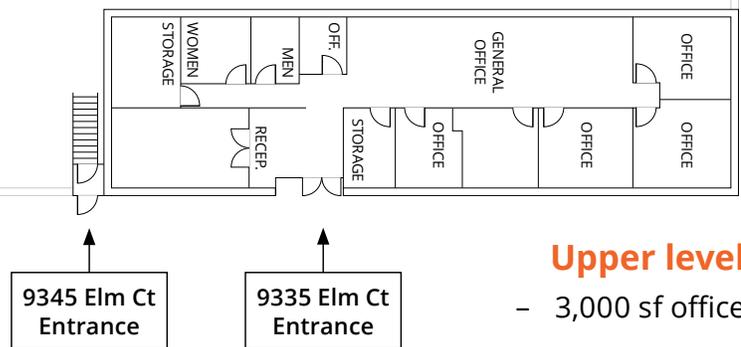
Floor plan



Lower level

- 17,000 sf warehouse
- 3,500 sf office

3,000 sf of office space on the upper level can be leased separately, leaving 20,500 sf on the lower level



Upper level

- 3,000 sf office

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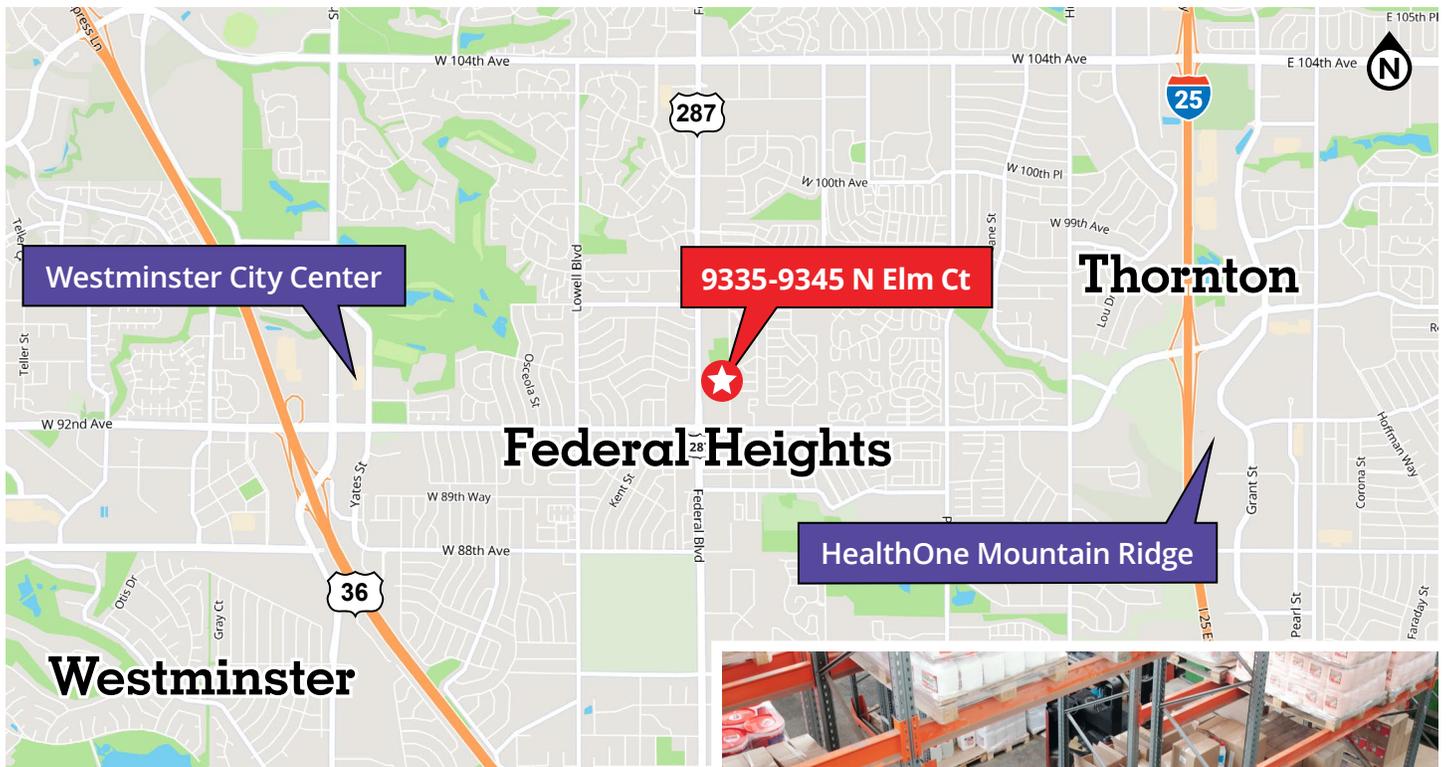
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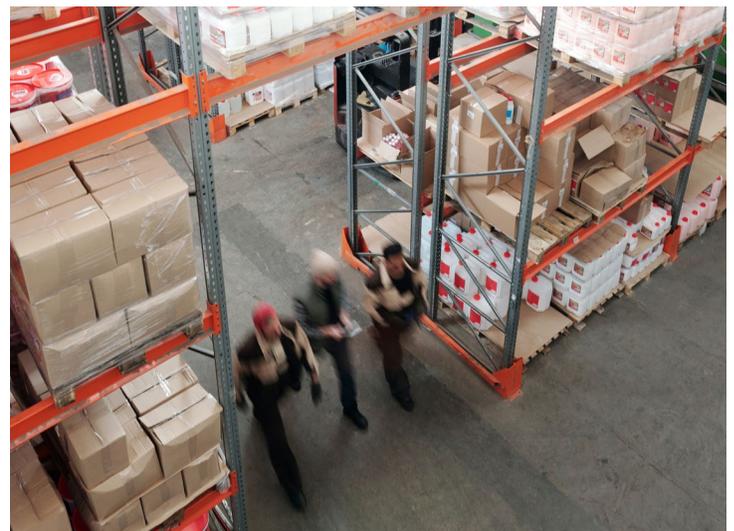
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Effortless connectivity to major highways

- 9335-9345 N Elm Ct offers convenient access to I-25 and Highway 36 with direct connection via W Thornton Pkwy/W 92nd Ave
- Situated approximately 2.0 miles east of the Westminister City Center shopping center
- 25 minutes drive to Boulder, CO via Highway 36 and 22 minutes drive to Denver, CO via I-25



Restaurants located within a 10-minute drive



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