



For Lease: 11,111 SF

Standalone Industrial Building with Fenced & Secured Yard

190 SOUTH TAFT STREET | LAKWOOD, COLORADO 80228



Major Capital Improvements Underway!



PROPERTY FACTS

Building Size: 11,111 SF

10,100 SF - Warehouse
±900 SF - Office

Site Size: ±0.87 Acres (includes approved outdoor storage)

Zoning: Light Industrial (M-E-V)

Year Built: 1973/2022 (completely renovated)

Clear Height: 16' - 18'

Loading: 5 Drive-in Doors

Lease Rate: \$17.50/SF NNN

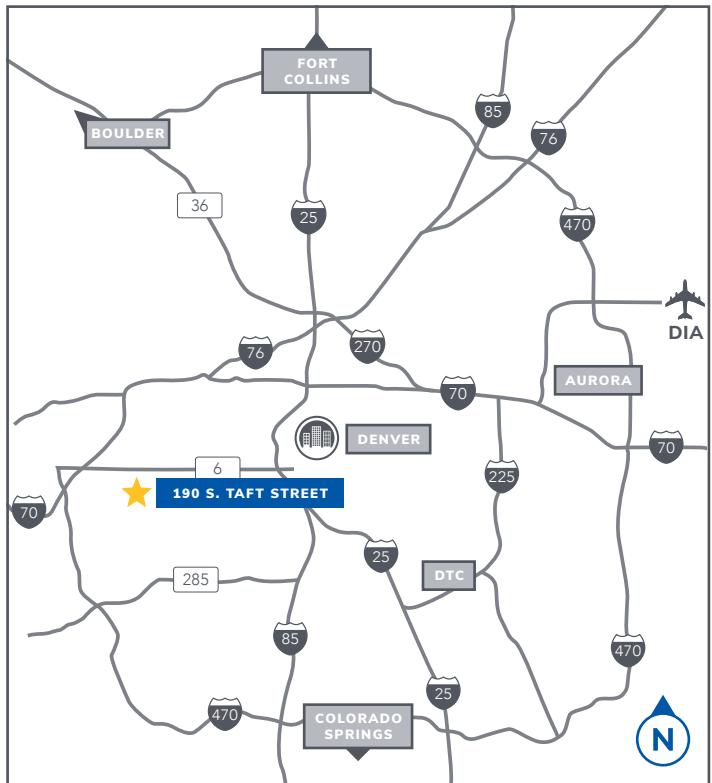
Operating Expenses: \$3.32/SF (2023)

Other: Immediate access to West 6th Avenue

PROPERTY HIGHLIGHTS

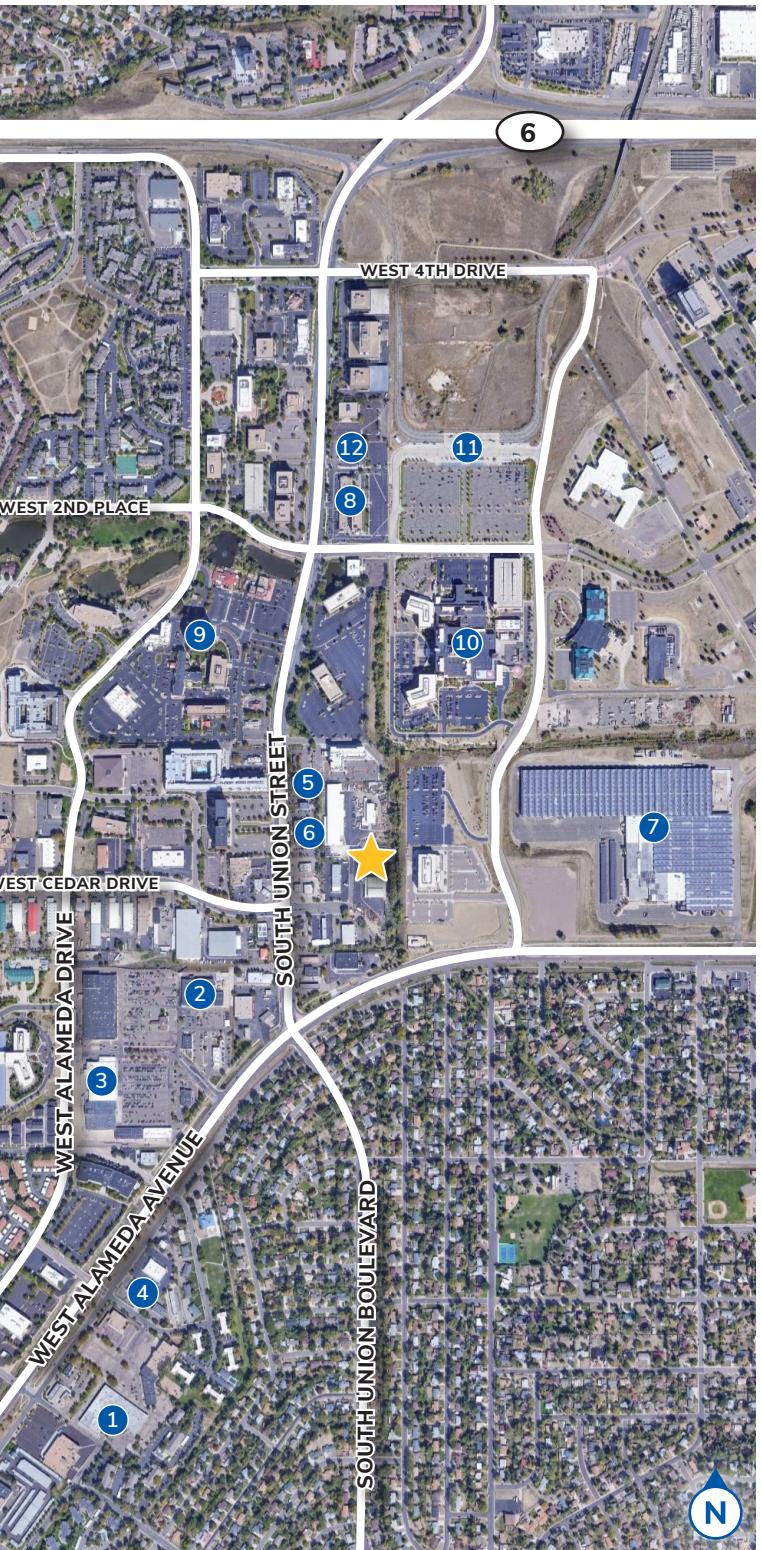
- Rare and hard to find building with fenced yard, in tight West submarket
- Completely renovated
- Fenced and secured yard

PROPERTY LOCATION



NEARBY AMENITIES

- 1. Green Mountain Plaza
 - Absolute Auto Glass
 - Green Mountain Sports
 - Absolute Personal Fitness
- 2. Ace Hardware
- 3. King Soopers
- 4. AFC Urgent Care
- 5. Starbucks
- 6. Floyd's Barbershop
- 7. National Science Foundation Ice Core Facility



FOR MORE INFORMATION

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