



# For Lease: 11,111 SF

Standalone Industrial Building with Fenced & Secured Yard

190 SOUTH TAFT STREET | LAKEWOOD, COLORADO 80228



## Major Capital Improvements Underway!

### PROPERTY FACTS

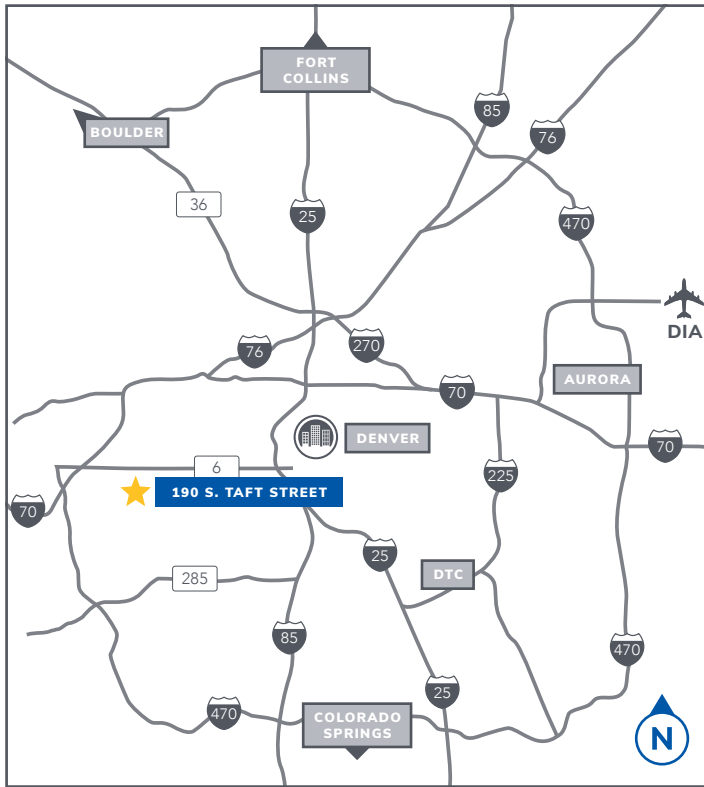
Building Size:	11,111 SF
	10,100 SF - Warehouse
	±900 SF - Office
Site Size:	±0.87 Acres (includes approved outdoor storage)
Zoning:	Light Industrial (M-E-V)
Year Built:	1973/2022 (completely renovated)
Clear Height:	16' - 18'
Loading:	5 Drive-in Doors
Lease Rate:	\$17.50/SF NNN
Operating Expenses:	\$3.32/SF (2023)
Other:	Immediate access to West 6 <sup>th</sup> Avenue



### PROPERTY HIGHLIGHTS

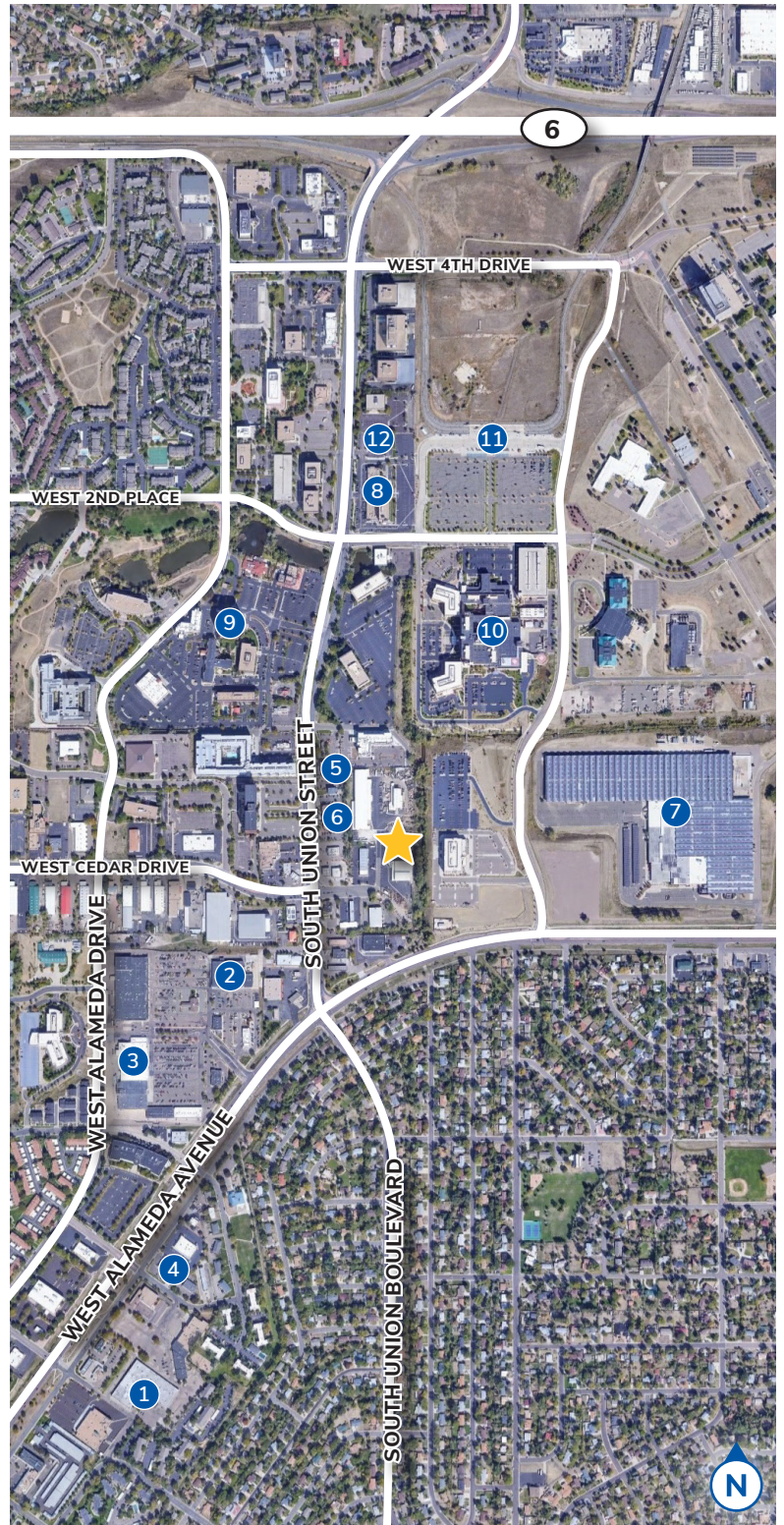
- Rare and hard to find building with fenced yard, in tight West submarket
- Completely renovated
- Fenced and secured yard

## 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



8. Boulevard Shoppes
  - 240 Union
  - OPL Nails
  - Rubio's Coastal Grill
  - Smashburger
  - Tuk Tuk Thai Restaurant
  - Jason's Deli

9. Wells Fargo Bank
10. St. Anthony Hospital
11. Federal Center Station
  - RTD Park & Ride
12. FirstBank

## FOR MORE INFORMATION

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