

3,500 SF FLEX SPACE FOR LEASE



\$12.50 NNN

**RANGEVIEW TECH CENTER
GARY MANSDORFER
(303) 324-4344
GARY@JEMCOSEAL.COM**

RANGEVIEW TECH CENTER

3,500 SF FLEX SPACE FOR LEASE

Property Highlights

- **Fully Conditioned space.**
- **Available January 1, 2026**
- **2650 SF of shop/lab/warehouse space**
- **850 SF of lobby/office/kitchen/bathroom space**
- **Space is ideal for a company that primarily needs warehouse or shop space augmented with an attractive lobby**
- **This space has amazing views of the Colorado mountains**
- **Has one grade level drive in 10' x 10' door.**
- **Warehouse/Shop spaces are semi-finished with lots of natural and artificial LED lighting.**
- **The Rangeview building has 103 Parking Spaces (3.81/1000 SF)**
- **Conveniently located just off of US 36 between Denver and Boulder**
- **Directly across the highway from Interlocken Business Park**
- **The building has been meticulously maintained throughout its life**
- **Fully Sprinkled**
- **N2 Non-combustible construction**
- **I-1 Zoning allows for a wide variety of uses**
- **Building is managed by owners Gary and Ken**

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BUILDING PHOTOS



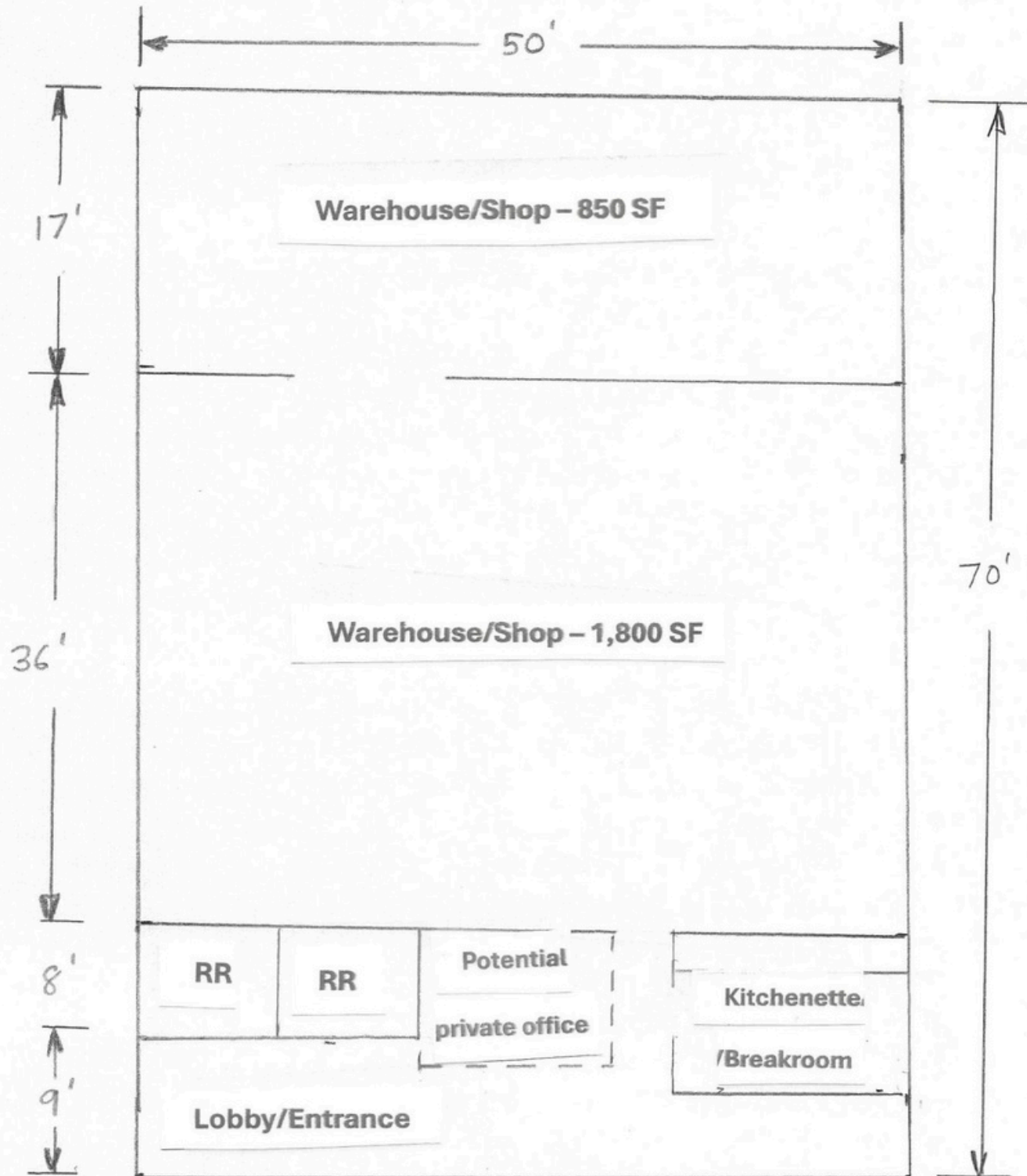
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UNIT 10 PHOTOS



Rangeview Tech Center Unit 10 – 3500 SF



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LEASE RATE: \$12.50 NNN

**EXPECTED NNN FOR 2025 IS \$5.90
INCLUDES \$3.24 FOR PROPERTY TAX,
\$1.94 FOR COMMON AREA MAINTENANCE,
AND \$0.72 FOR BUILDING INSURANCE.**

**THIS CALCULATES OUT TO A MONTHLY
RENT OF \$5,366**

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**FOR MORE INFORMATION OR A TOUR OF
RTC UNIT 10, PLEASE CONTACT:**

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(NOTE: WE WILL CO-OP WITH TENANT'S AGENTS!)