



1901 LEROY DR

Northglenn, CO 80233

INDUSTRIAL/FLEX SPACE | 9,000 SF FOR LEASE

Excellent visibility
along Leroy Dr

Strong mixed-use
tenancy within center

Convenient access
to 104th Ave. & I-25

PROPERTY HIGHLIGHTS

ASKING RATE:
\$9.00/SF/YR NNN



BUILDING SIZE
30,000



DOORS
DRIVE-IN



ZONING
INDUSTRIAL



TRAFFIC COUNTS
EAST 104TH AVE @
BRANDON WAY (EAST-BOUND)
40,127 VPD (2022, MPSI)



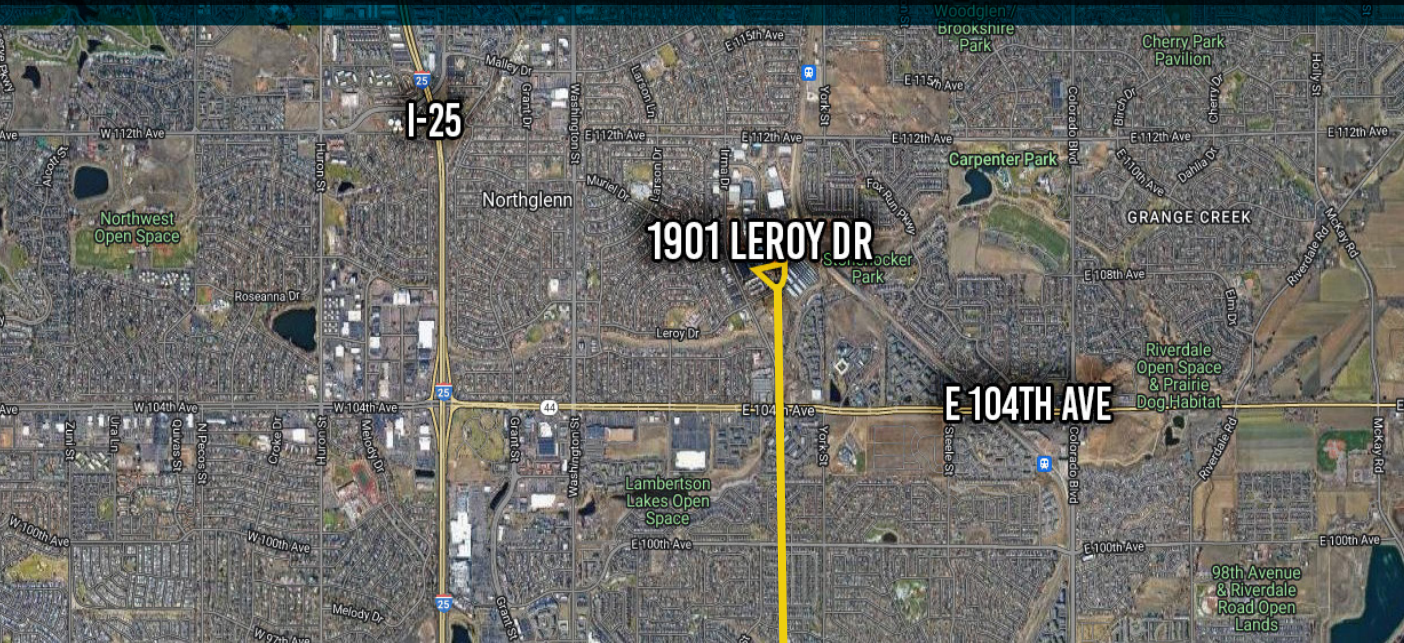
MATRIX
GROUP, INC.

1805 S. Bellaire St., #400
Denver, CO 80222
303-333-7500
www.matrixgroupinc.com

LAUREN QUIRAM
DIRECTOR OF LEASING
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The information contained herein has been obtained by sources believed to be reliable but has not been verified. No warranty, guarantee, or representation, whether express or implied, is made with respect to such information. All square footage references are approximate. Terms of lease are subject to change or withdrawal without notice. Lessee is encouraged to verify all information and absorbs all risk due to inaccuracies.

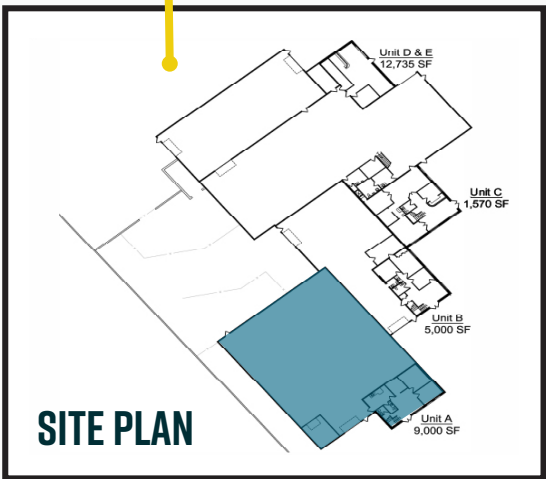
1901 LEROY DR



AVAILABLE UNIT

A **Vacant**
9,000 SF
Two restrooms, reception, kitchenette, large warehouse w/ drive-in door, and three+ offices

ASKING RATE:
\$9.00/SF/YR NNN



SITE PLAN



EXTERIOR UNIT A

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