

FOR LEASE

2,032 SF | CONTACT BROKER FOR LEASE RATE

4920 & 4950 N IRIS ST
WHEAT RIDGE, CO 80033



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PROPERTY INFORMATION

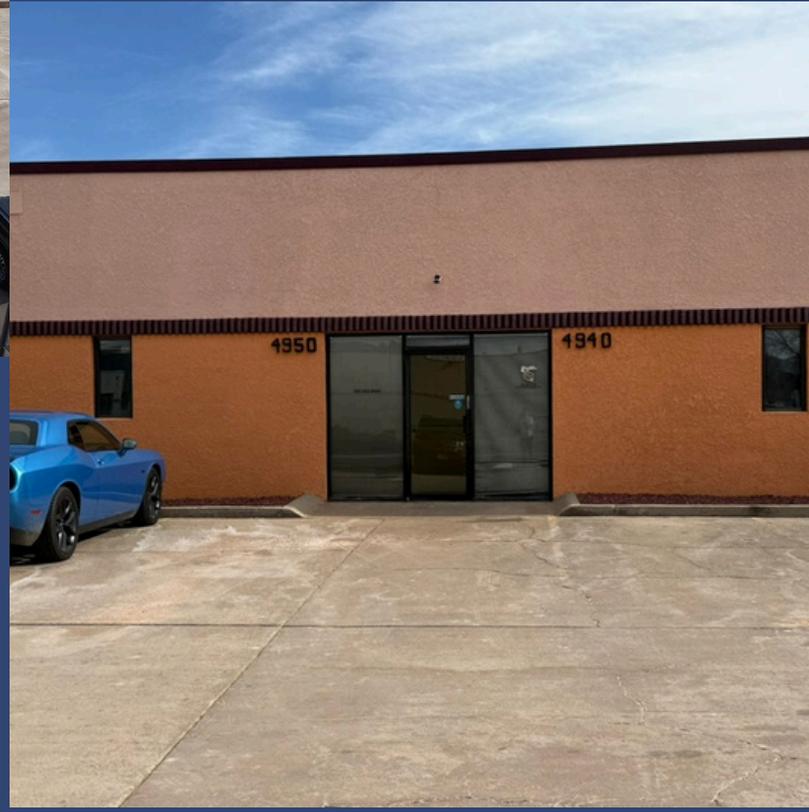
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LEASE RATE	Negotiable
OPEX	\$6.31 / SF
AVAILABLE SF	2,032 SF
BUILDING SIZE	22,633 SF
ZONING	PID (Wheat Ridge)
POWER/UNIT	3P 100 A 240/120 V
LOADING	10'x10' Drive In
OFFICE/WAREHOUSE	30% O 70% W

PROPERTY HIGHLIGHTS

- Private entrance
- Shared 10'x10' drive-in door and loading dock
- Heated and cooled warehouse
- Private restroom
- Private office
- Bullpen
- Great locations with easy access to I-70
- PLEASE NOTE: Tenants cannot drive directly into any unit because the loading area is shared



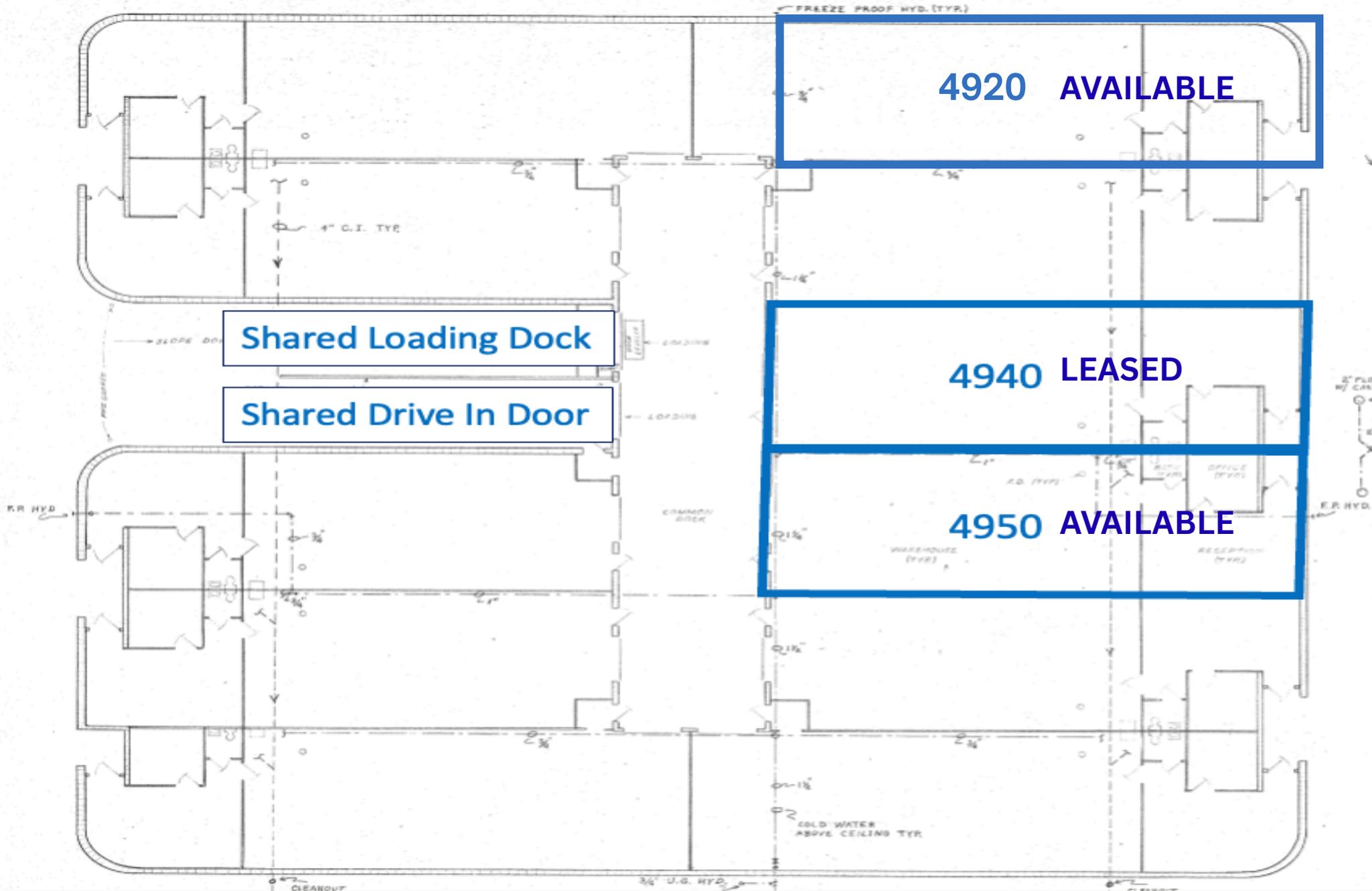
PROPERTY PHOTOS

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FLOOR PLANS

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LOCATION MAP

4950 N IRIS ST
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