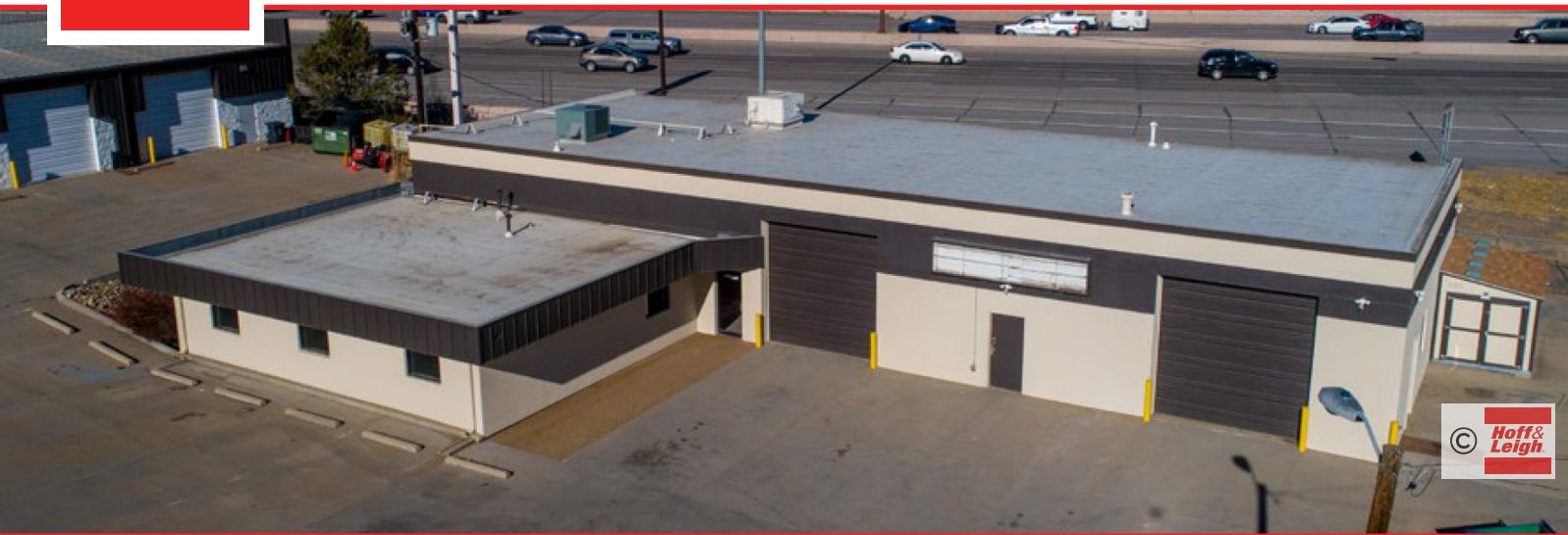


# Industrial/Flex Space For Lease

7881 W 48TH AVENUE, WHEAT RIDGE, COLORADO 80033



## Overview

Hoff & Leigh is proud to bring you this prime Industrial/Flex stand-alone building at 7881 W 48th Avenue. Located just off I-70 and Wadsworth, this turnkey Industrial/Flex space offers a rare combination of visibility, accessibility, and high-end functionality. Ideal for contractors, service companies, light industrial users, or businesses needing secure yard space and warehouse access.

This property features a full build-out with approximately 1,100 SF of private offices, a welcoming reception, and a private restroom. The attached warehouse features (2) 12' x 12' drive-in doors, heavy power, kitchenette, restroom, and piped air lines throughout. The fenced-in yard provides ample room for outdoor storage, equipment, or fleet vehicles.

To top it all off, 7881 W 48th Avenue also includes monument signage facing I-70!

5.125/SF x \$16.63/SF/YR/NNN + \$6.23/SF/YR/NNN = \$9,764/Month

Zoning Chart:

[https://library.municode.com/co/wheat\\_ridge/codes/code\\_of\\_ordinances?nodeId=PTIICOLA\\_CH26ZODE\\_ARTIZODIRE\\_S26-201ZODI](https://library.municode.com/co/wheat_ridge/codes/code_of_ordinances?nodeId=PTIICOLA_CH26ZODE_ARTIZODIRE_S26-201ZODI)

## Highlights

- High Traffic Visibility (I-70 & Wadsworth)
- Fenced Yard (Outdoor Storage Permitted)
- (2) 12' x 12' Drive In Doors
- 3 Phase Power & Compressed Airlines

## Property Details



**Lease Rate**  
\$16.63 SF/YR  
(NNN)



**Building Size**  
5,125 SF



**Space Available**  
5,125 SF



**Zoning**  
IE



**Lot Size**  
0.57 Acres

**CLICK FOR VIRTUAL TOUR**

Rev: August 25, 2025

### Our Network Is Your Edge

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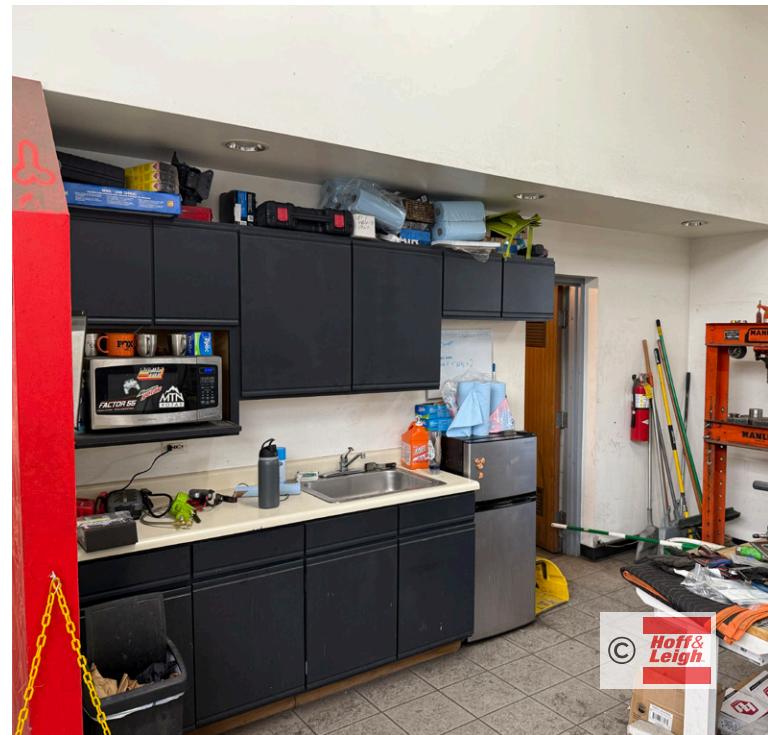
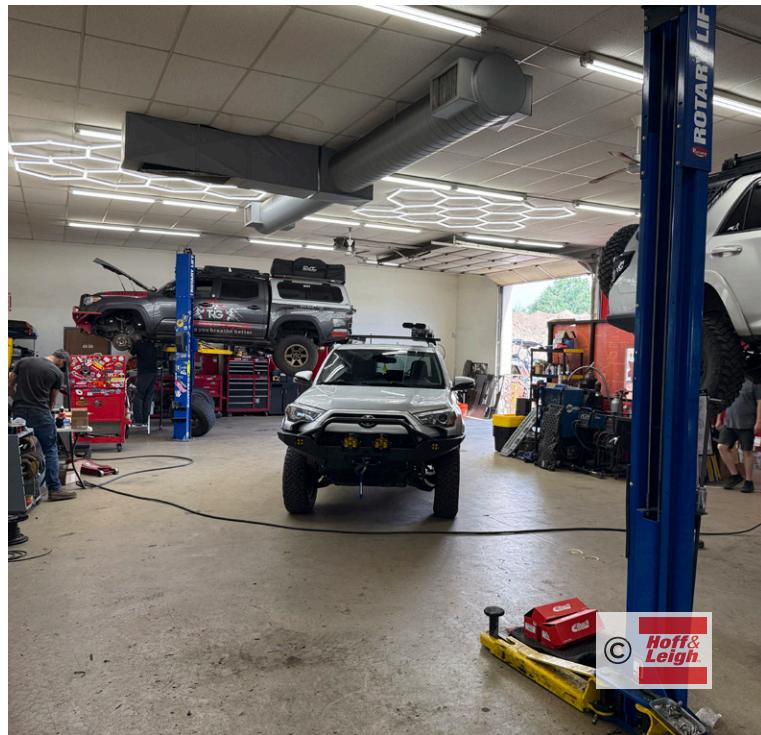
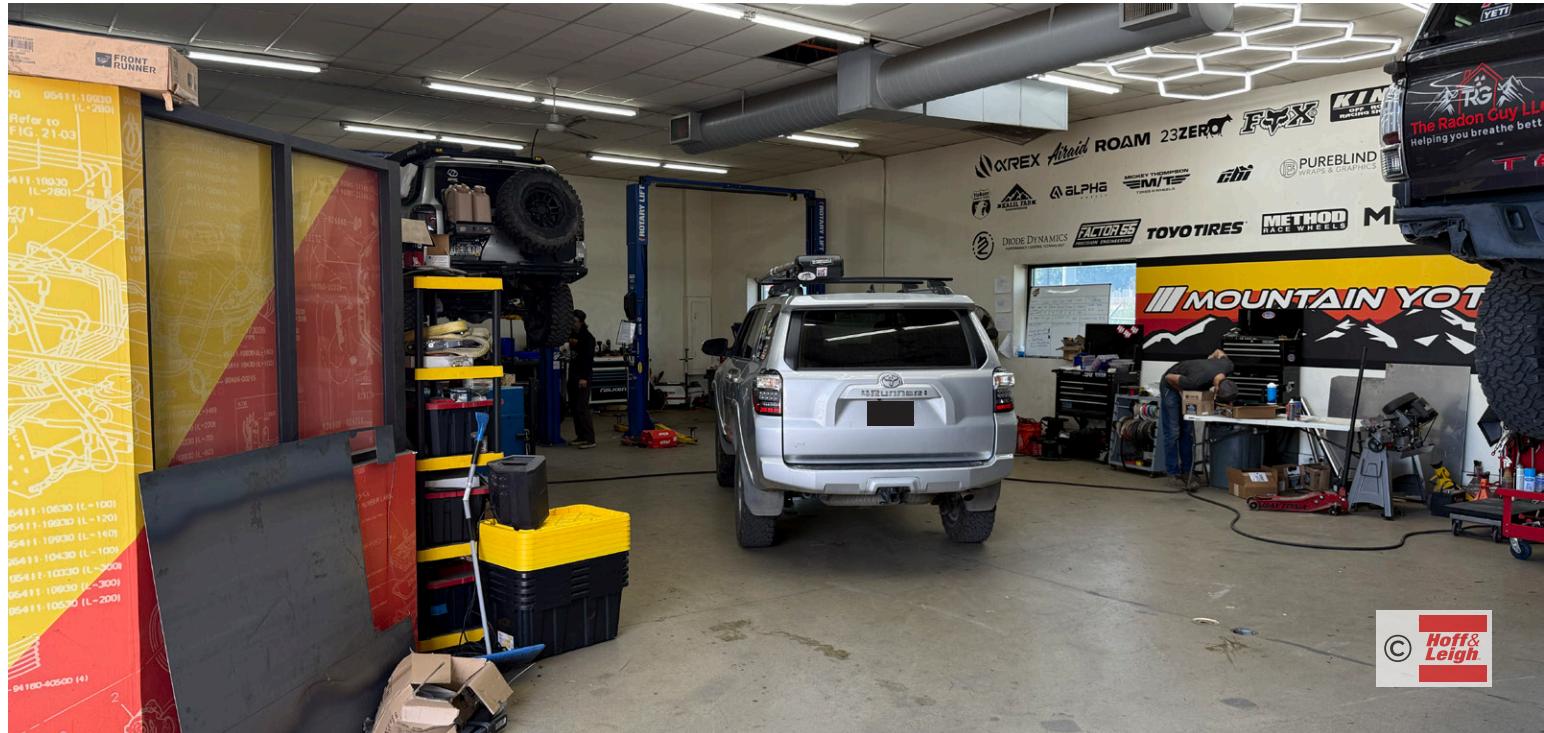
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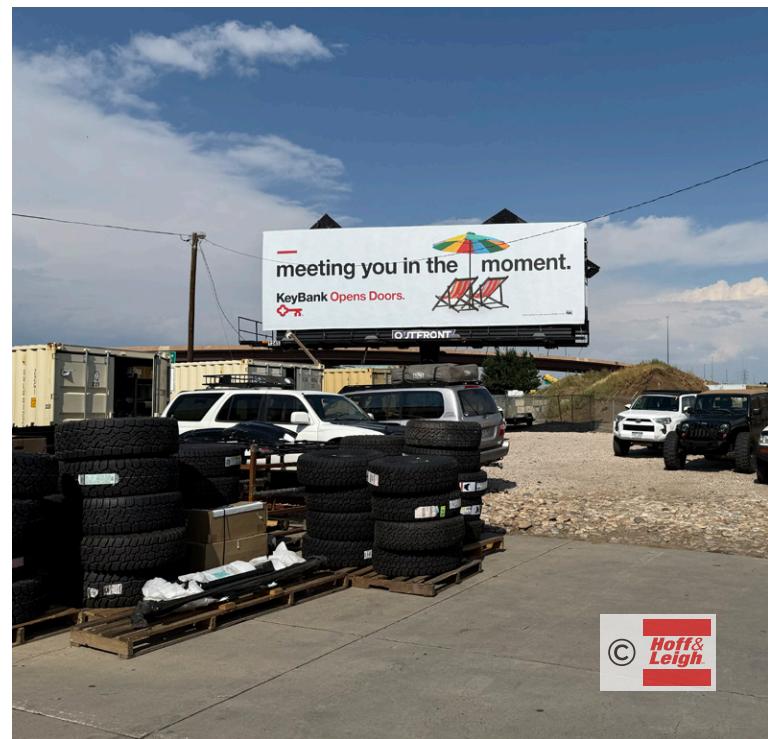
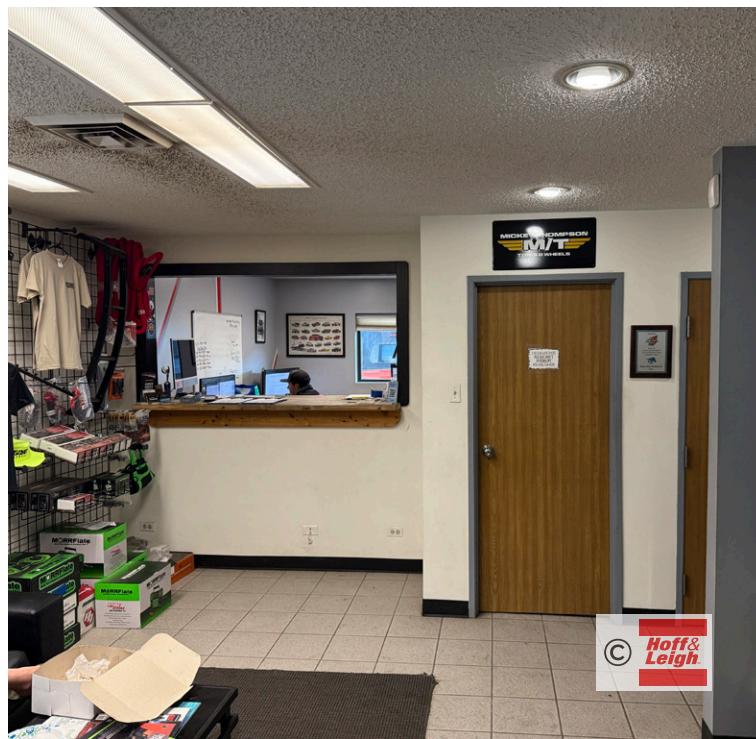


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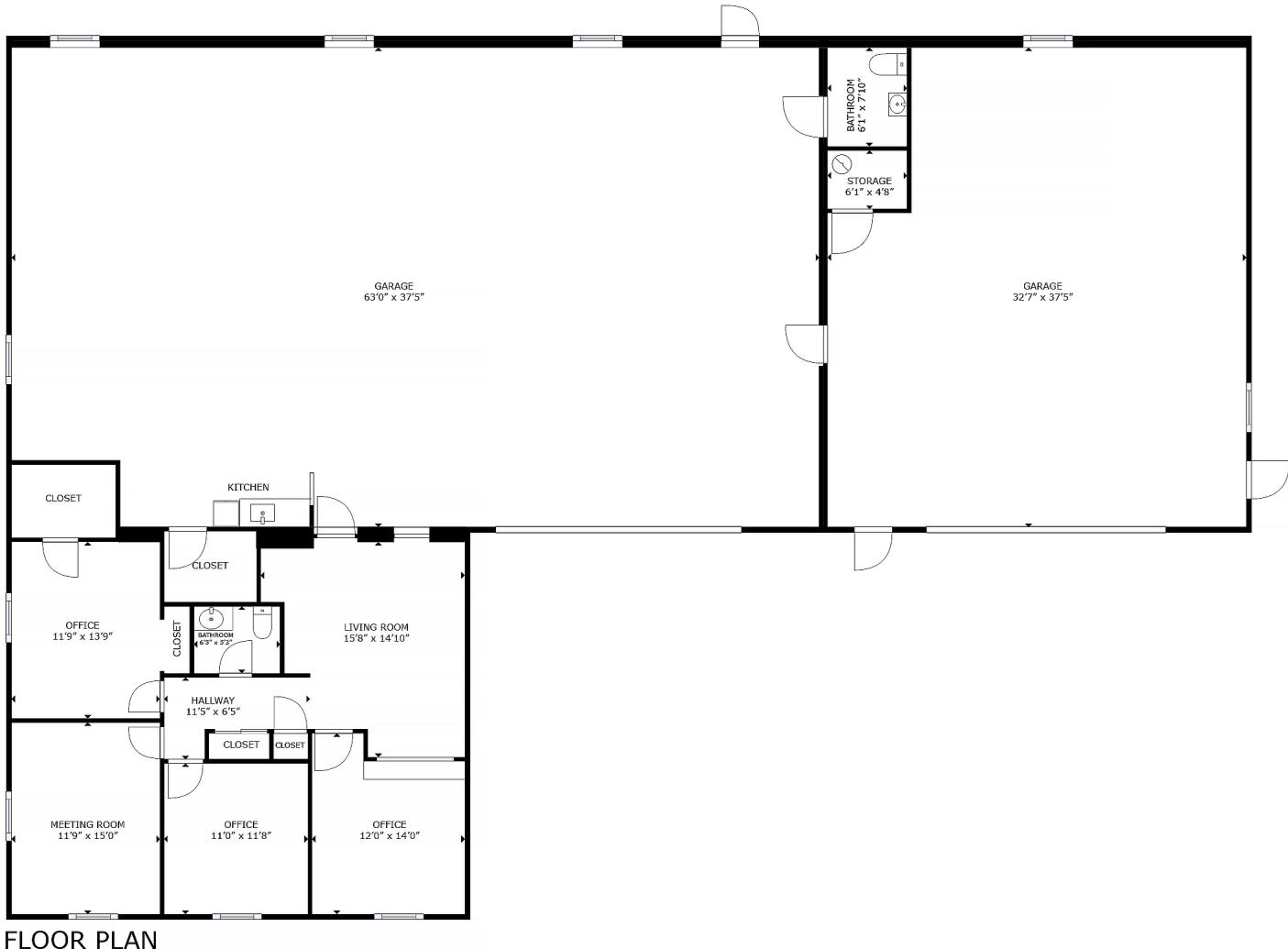
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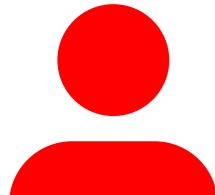


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## DEMOGRAPHICS



**128,454**  
Population



**39.5**  
Median Age



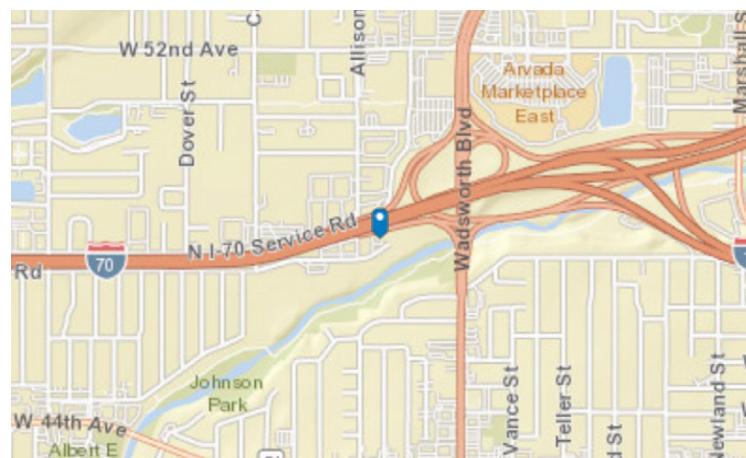
Average  
Household Size



**\$97,361**  
Median Household  
Income

## TRAFFIC COUNT

Nearest Cross Street	VPD	Distance (mi)
Wadsworth Blvd	100,891	0.0
Wadsworth Blvd	8,327	0.1
I- 70	151,632	0.2
I- 70	151,632	0.2
W 51st Ave	6,807	0.2



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