

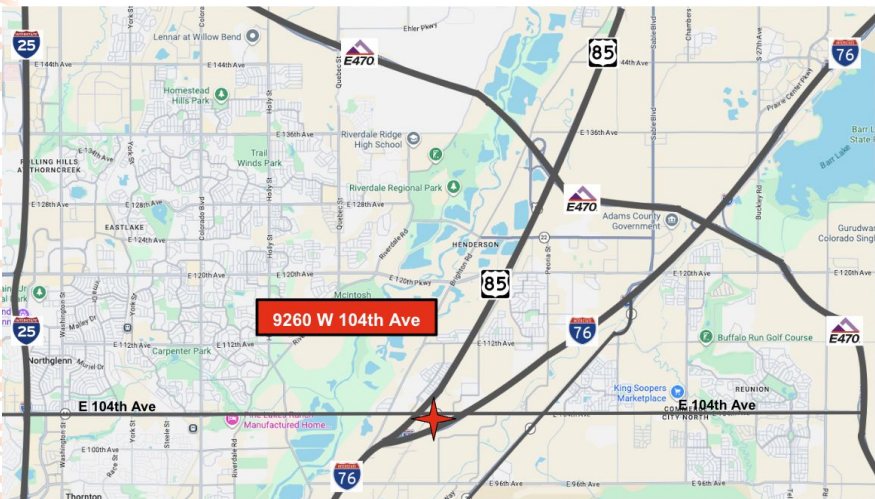
INDUSTRIAL FOR LEASE

7,500 sqft w/.85 AC Yard

9260 East 104th Ave
Henderson CO 80640

Property Information:

- ◆ Term: Negotiable
- ◆ Rental Rate: \$12.00 NN
- ◆ NN are \$5.67 for 2026 and includes property taxes, building insurance, and land lease.
- ◆ Two Grade Level 14' x 14' doors configured for pass thru.
- ◆ Located at the HWY 85, I-76 and 104th Ave Interchange with a short drive to I-25 and E470.



Chris C. Jensen , 303-974-7600, ext 3
jensen@vistacommercial.com

Property details at <http://www.vistacommercial.com>

www.vistacommercial.com • 806 S Public Rd, Suite 202, Lafayette, Colorado 80026 • 303-974-7600

Commercial Real Estate Advisory Services

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VISTA COMMERCIAL ADVISORS INC.

9260 E 104th Ave

Rarely Available Opportunity



- **7,500 SF Building (50' x 150')**
- **Drive-Through Design** with (2) 14' x 14' grade-level doors
- **Remodeled in 2026** – clean interior
- **Abundant Natural Light** throughout
- **±37,000 SF (0.85 AC) Fenced Yard** – secure and functional

- **Direct Access to East 104th Ave**
- **Adjacent to Union Pacific Railroad Company** – potential rail spur opportunity
- **Highway Visibility** – strong signage exposure
- Ideal for **contractors, fleet, storage, or logistics users**



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