

# FOR LEASE

PLATINUM CRE  
INVESTMENTS | BROKERAGE

## ±9,800-24,500 SF | INDUSTRIAL SPACE

1250 Simms Street, Lakewood, CO 80401



### ABOUT THE PROPERTY

1250 Simms Street offers ±9,800 to 24,500 square feet of industrial flex space in a centrally located property. The building supports a variety of industrial users and provides functional space within an established West Metro industrial corridor. Positioned in Jefferson County, the property offers a practical option for users seeking a Lakewood presence with convenient regional access.

### PROPERTY FEATURES

- **Available SF:** ±9,800 to 24,500 SF
- **Clear Height:** Up to 20 Ft
- **Power:** 1600 amps, (1) 480 volts box  
all other boxes 220 amps
- **Loading:** 3 drive-ins (14'x10', 14'x20', 10'x10')
- **Zoning:** LI-RD
- **Parking:** 60+ shared surface spaces
- **Year Built:** 1964
- **County:** Jefferson

### CONTACT

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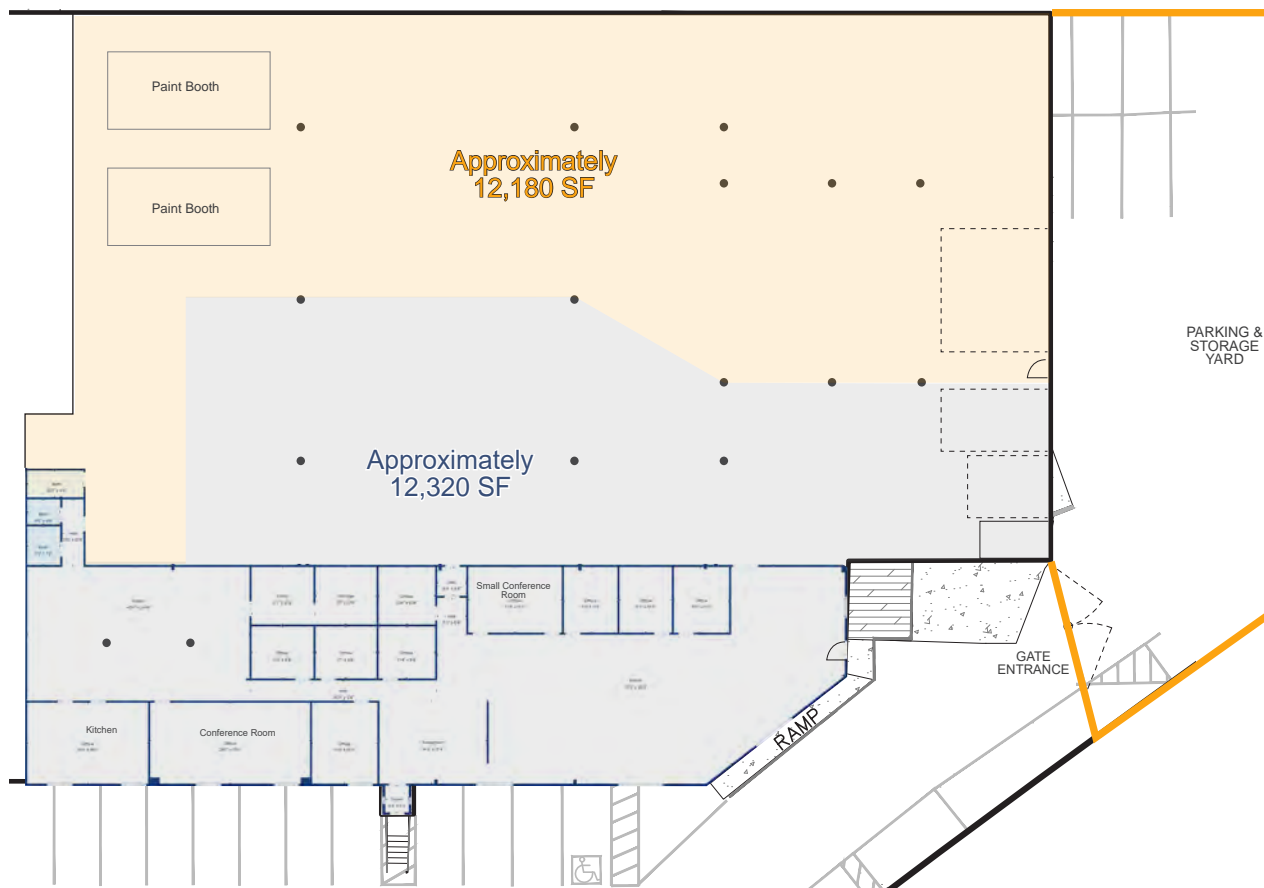
## LEASE RATE

\$9.00-\$10.50/SF NNN

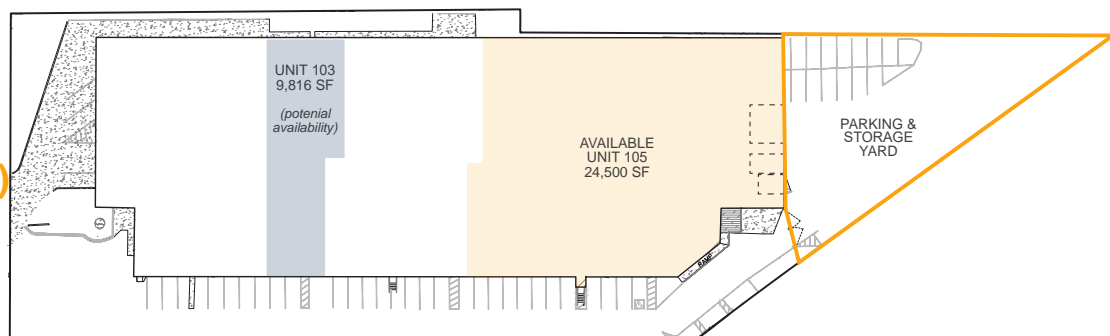
## PROPERTY HIGHLIGHTS

- Space potentially demisable
- Three (3) drive-in loading doors
- LI-RD zoning allows a range of industrial uses
- 60+ shared surface parking spaces
- Central Lakewood location within an established industrial corridor
- Efficient site circulation for service and delivery vehicles
- Strong access to West Metro transportation routes
- Small space for outdoor storage
- 2 paint booths

## FLOOR PLAN - UNIT 105 (±12,180 - 24,500 SF)



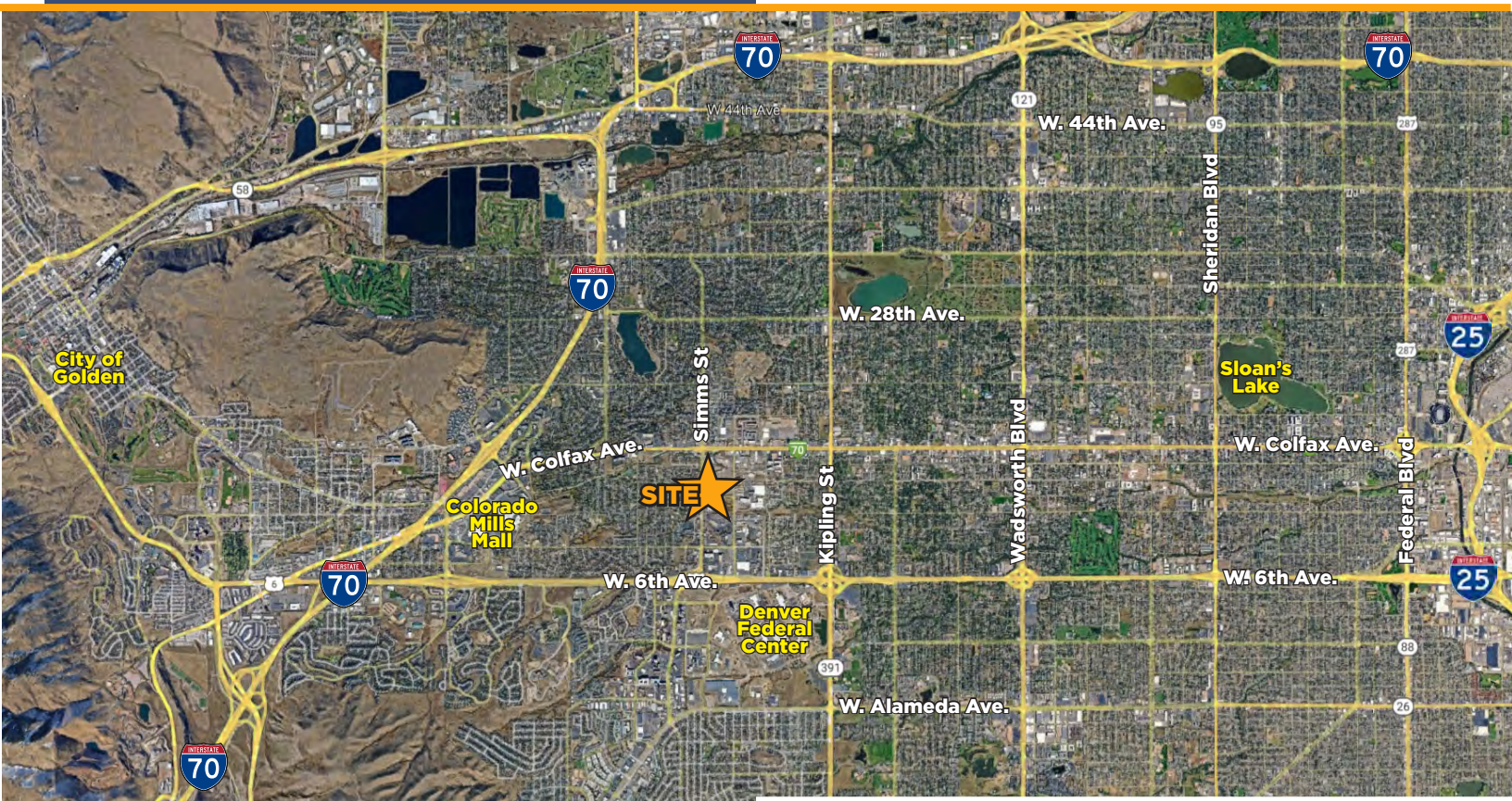
## PROPERTY SITE PLAN (±9,800 - 24,500 SF)











## LOCATION/AREA AMENITIES

- Central Lakewood location within an established industrial and service corridor
- Proximity to US Highway 6 with easy connections to I-70 and the greater Denver metro
- Convenient access to Downtown Denver, Golden, and West Metro communities
- Nearby RTD light rail and bus routes support employee commuting
- Surrounding area is a mix of industrial, commercial, and retail services
- Dense nearby residential base providing strong workforce access

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