

**INDUSTRIAL SPACE for
LEASE**

2,500 sf Available

**10901 Irma Drive
Northglenn, CO 80023**



Available Units

South Building

Unit D — 2,500 sf Available

NO AUTOMOTIVE USES

Lease Rate: \$11.00 NNN

Estimated NNN Expenses:

CAM:/RE Taxes: \$5.12 per sf

Utilities : Electric, Gas and Water are separately metered and paid by Tenant on a quarterly basis.

Trash / Janitorial contracted for by Tenant

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Direct- 303 908-1035



3535 Urban Ct. Wheat Ridge, CO 80033

10901 Irma Drive

Northglenn, CO 80233

NO AUTOMOTIVE USES

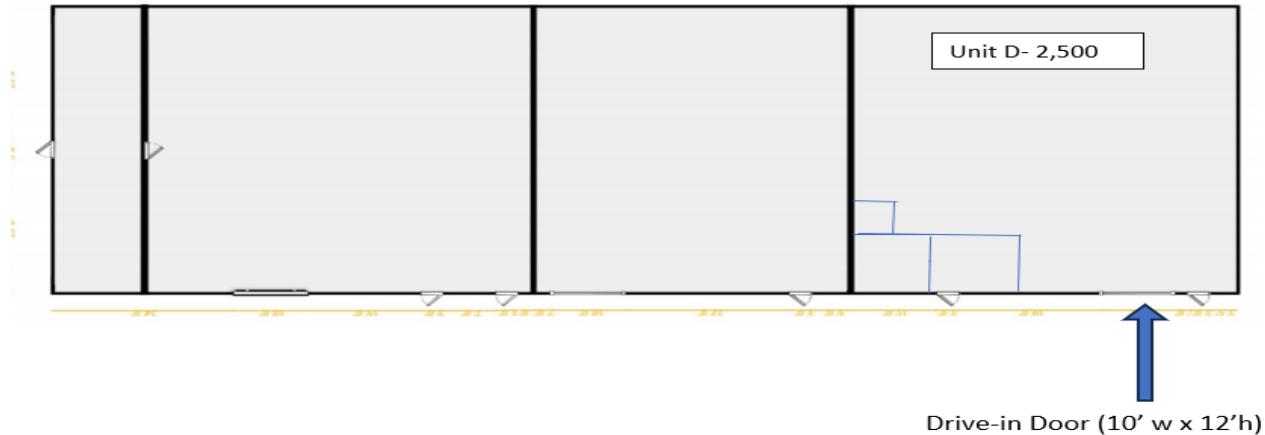
Building Features

South Building:

Power: 200a / 280v

Drive-Ins: 1 drive-in with automatic door—10' wide x 12' high

| 10901 Irma Drive, Northglenn CO. 80233 South Building



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