

**INDUSTRIAL SPACE for  
LEASE**

**2,500 sf Available**

**10901 Irma Drive  
Northglenn, CO 80023**



**Available Units**

**South Building**

**Unit D — 2,500sf 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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**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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