



14,000 SF Industrial Warehouse LEASE RATE: \$9.25/SF (NNN)

PROPERTY OVERVIEW

Building Size:	42,000 SF
Available SF:	14,000 SF
Lease Expiration:	12/31/2027
Loading:	Two (2) Dock High Doors
Clear Height:	18'
Year Built:	1965
Zoning:	I-1

PROPERTY FEATURES

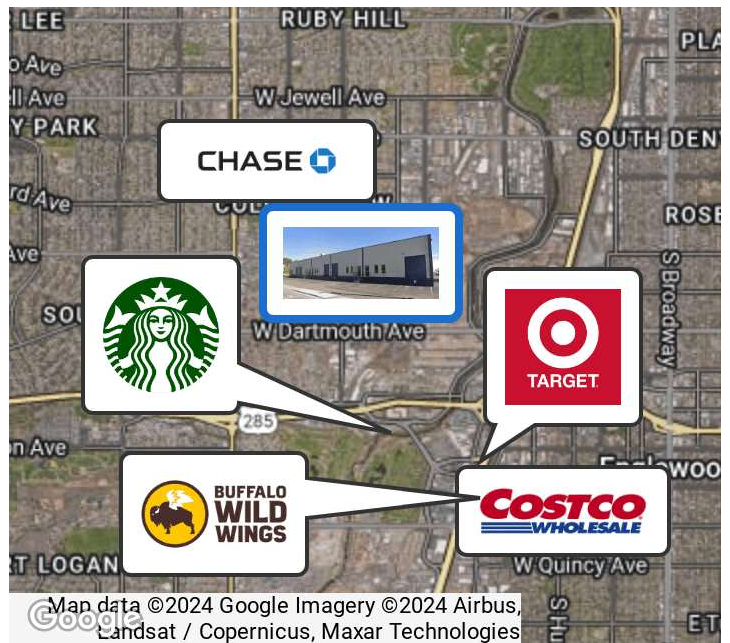
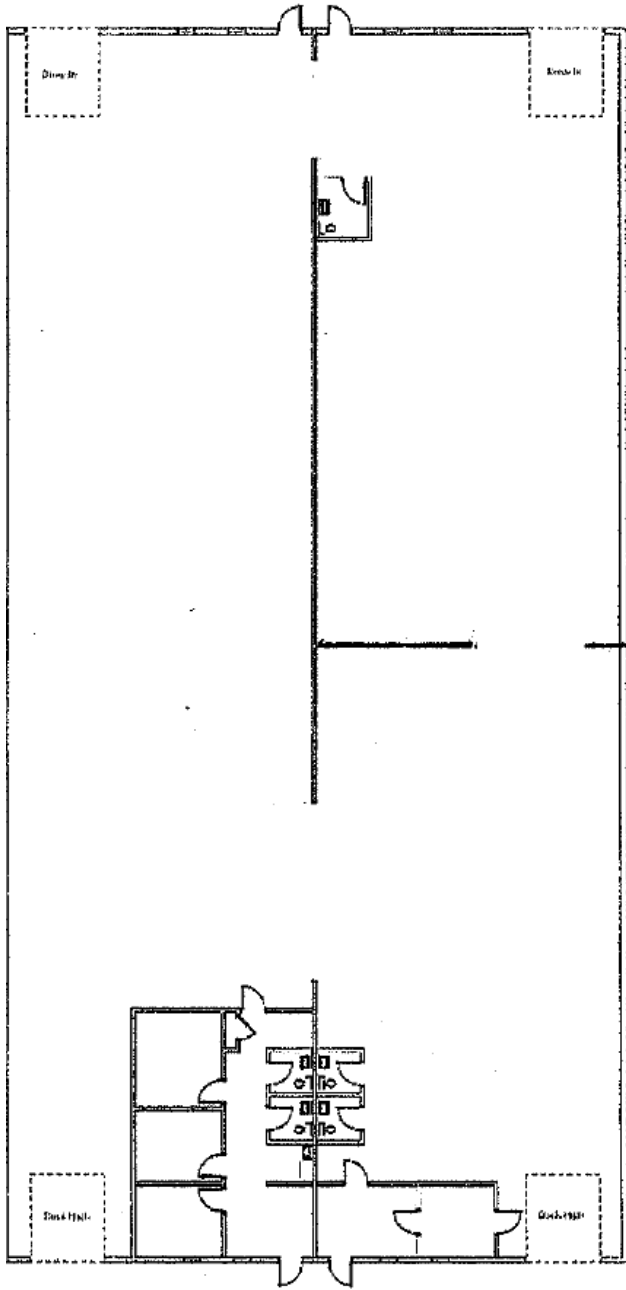
- Racking could be included
- Easy access to major transportation routes
- West facing loading

For more information, please contact:

CRAIG MYLES, SIOR
Vice President
303.570.9641
CMyles@PinnacleREA.com

JOE OWSTON
Associate Advisor
720.780.5829
Jowston@PinnacleREA.com

RC MYLES, CCIM, SIOR
President
303.947.7850
RCMyles@PinnacleREA.com



For more information, please contact:

CRAIG MYLES, SIOR
Vice President
303.570.9641
CMyles@PinnacleREA.com

JOE OWSTON
Associate Advisor
720.780.5829
Jowston@PinnacleREA.com

RC MYLES, CCIM, SIOR
President
303.947.7850
RCMyles@PinnacleREA.com

Pinnacle Real Estate Advisors

One Broadway Suite A300 | Denver, CO 80203 | 303.962.9555 | www.pinnaclearea.com