



For Sale
or Lease

Move-In Ready Space Available
for Immediate Occupancy

401 East 124th Avenue

Thornton, CO 80241

Property Specifications

- Available Space: 20,000 - 48,848 SF
- Site Size: 2.87 Acres
- Price: \$10,500,000
- Lease rate: \$9.95/SF NNN
- Clear Height: 24'
- Loading: 11 dock high doors (with levelers)
- Drive-In: 1 oversize drive-in door (12' x 14')
- Heavy power (3 phase/1000 amps)
- 2019 updates include: new paint, new carpet in the office, new roof and concrete overlay in the parking lot



Industrial Warehouse Building For Sale or Lease

Other Highlights

- Sprinklers in warehouse
- LED lights in warehouse
- Big Ass Fans in warehouse
- Restrooms and a few offices in warehouse
- Approximately 7,500 SF office with lots of natural light
- Restrooms (with new toilets) and kitchen/breakroom in office



Financials

- Financing as low as 10% down
- Low, long-term fixed rates
- 25-year term, full amortized

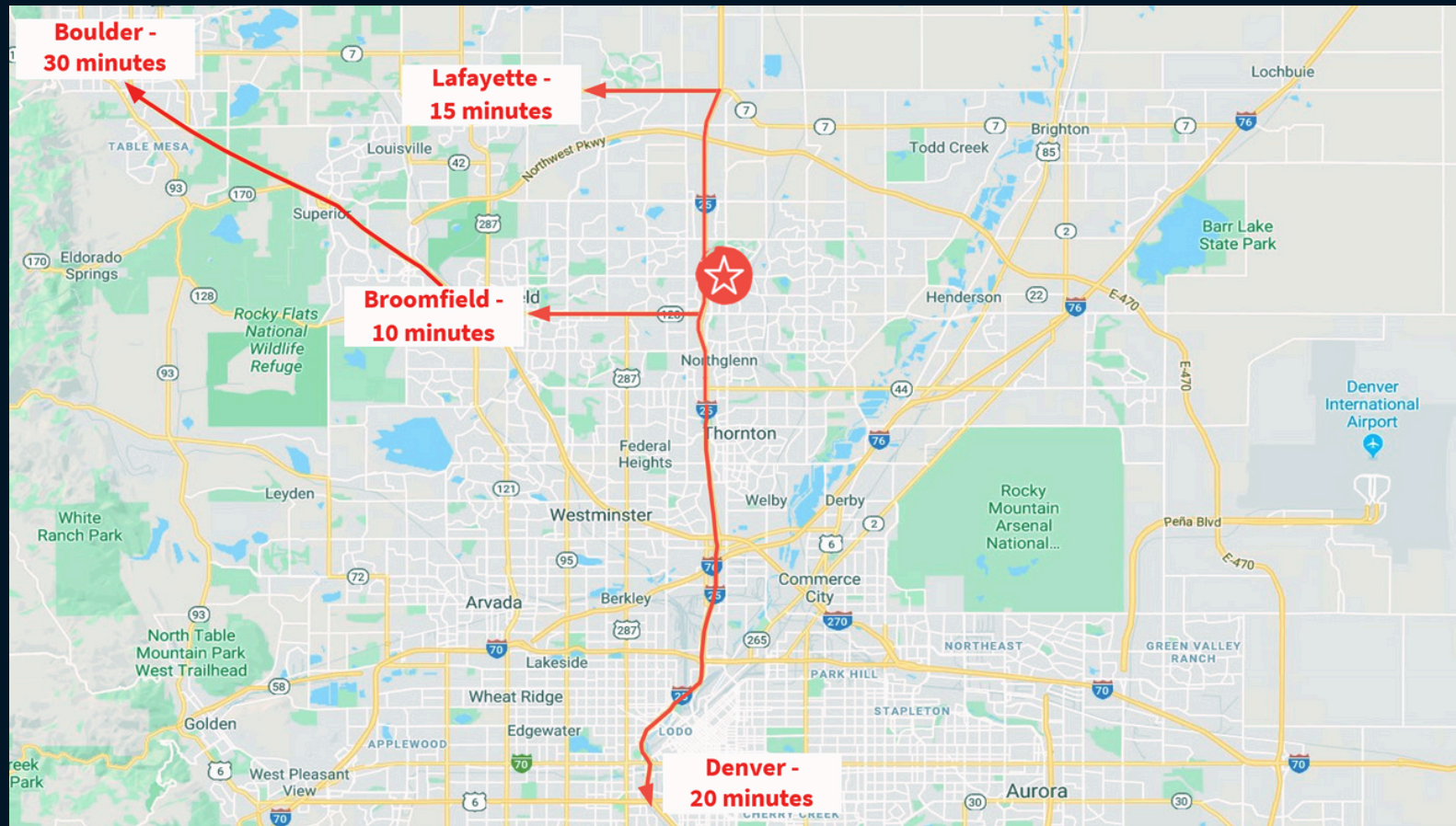
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Industrial Warehouse Building For Sale or Lease

Drive Times



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