

For Lease

Colliers

West Industrial Building with Approximately 1/2 Acre of Yard

Highlights

- › Large Yard
- › Easy access to I-70
- › Tremendous West Location
- › Perfect for Companies
Needing a Yard
- › 2" Water Line
- › 3" Gas Line
- › Clearspan Warehouse

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11771 W. 49th Ave. Unit B | Wheat Ridge, CO

Building Information

Lease Rate:	\$16.50/SF NNN
NNN:	\$5.12/SF (2025 Est.)
Available:	6,500 SF
Office:	Approximately 1,800 SF
Yard:	Approximately 1/2 Acre of Yard
Loading:	Three (3) Drive-In Doors
Clear Height:	14' - 16'
Power:	240V, 3-Phase (To Be Verified)
Zoning:	Industrial Employment District (2E)
County:	Jefferson

Accelerating success.

For Lease

Tabor St.

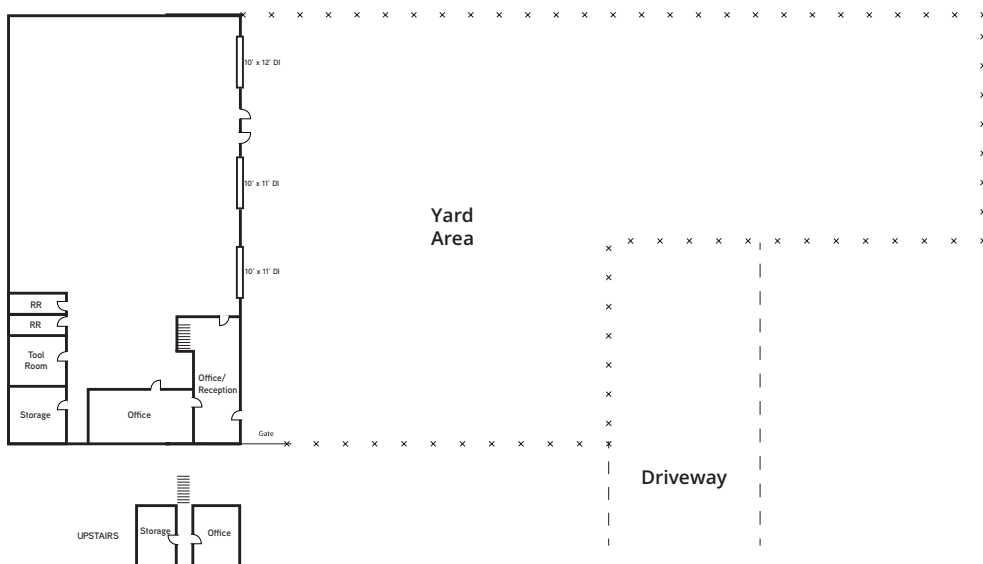
W. 49th Ave.

UNIT B

Yard

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Site Plan



Contact:

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