

**4950 N IRIS ST
WHEAT RIDGE, CO 80033**



Lauren Moyer
Associate Broker
O. 720.843.1330 Ext. 101
C. 720.960.1995
Lauren@DigbyCommercial.com

TANNER DIGBY, SIOR
President
O. 720.843.1330 Ext. 104
C. 720.402.7578
Tanner@DigbyCommercial.com

PROPERTY INFORMATION

**4950 N IRIS ST
WHEAT RIDGE, CO 80033**

LEASE RATE	Negotiable
OPEX	\$6.31 / SF
AVAILABLE SF	2,032 SF
BUILDING SIZE	22,633 SF
ZONING	PID (Wheat Ridge)
POWER / UNIT	3P 100 A 240/120 V
LOADING	10'x10' Drive In
OFFICE/WAREHOUSE	30% O 70% W



PROPERTY HIGHLIGHTS

- Private entrance.
- Shared 10'x10' drive-in door and loading dock.
- Heated and cooled warehouse.
- Private restroom.
- Private office.
- Bullpen.
- Great locations with easy access to I-70.
- PLEASE NOTE: you cannot drive directly into any unit because the loading area is shared.



PROPERTY PHOTOS

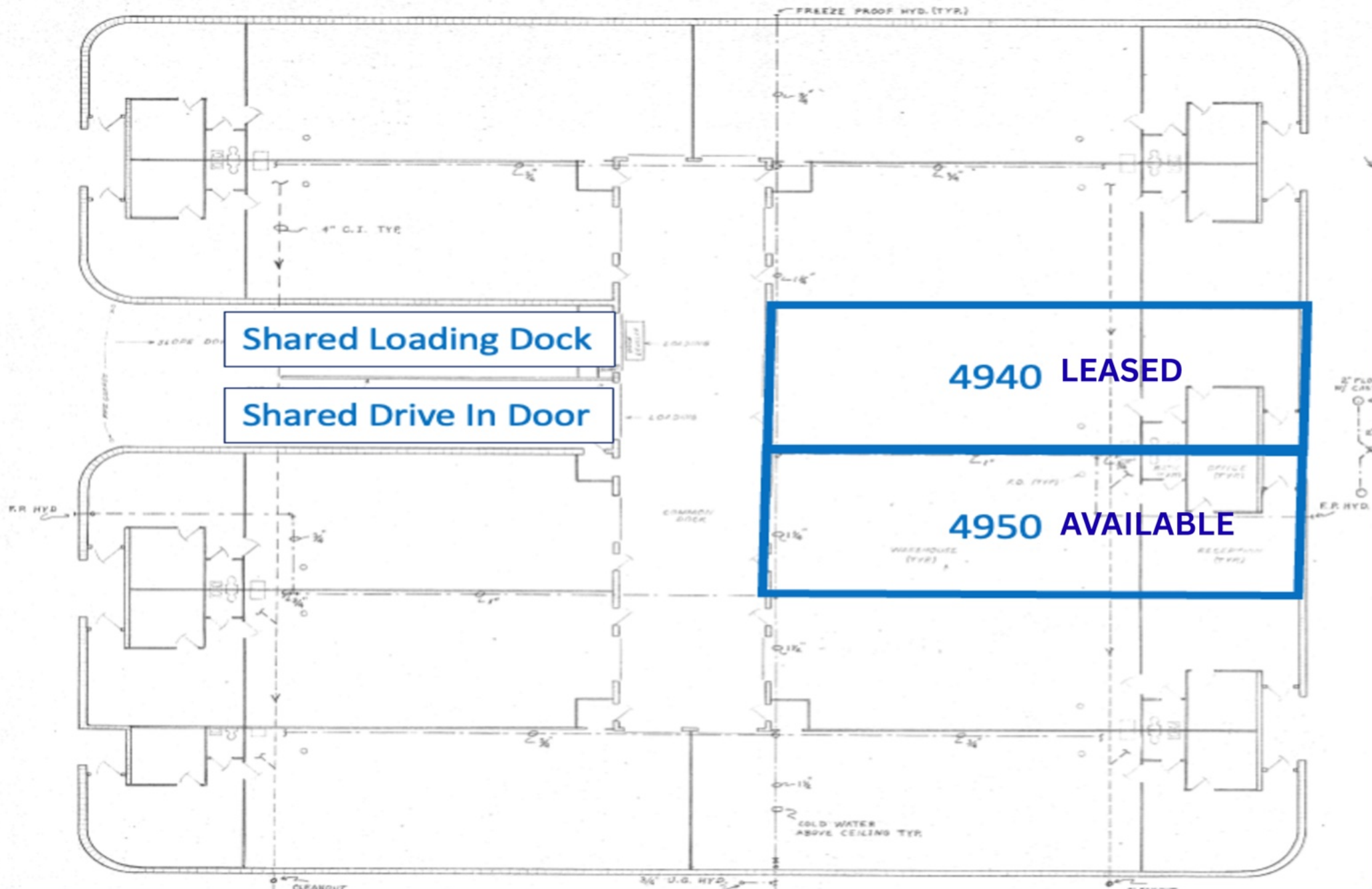
4950 N IRIS ST
WHEAT RIDGE, CO 80033



720.843.1330 | 15000 W 44TH AVE. SUITE C, GOLDEN, CO 80403 | WWW.DIGBYCOMMERCIAL.COM

FLOOR PLANS

4950 N IRIS ST
WHEAT RIDGE, CO 80033



LOCATION MAP

4950 N IRIS ST
WHEAT RIDGE, CO 80033

