

# FOR LEASE

INDUSTRIAL/FLEX | 1,966 - 14,643 SF

# 4920-4970 N IRIS ST

WHEAT RIDGE, CO 80033



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

**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



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LEASE RATE	CONTACT BROKER
OPEX	\$7.51 / SF
AVAILABLE SF	1,966-14,643
BUILDING SIZE	22,633 SF
ZONING	PID (Wheat Ridge)
POWER/UNIT	3P   100A   240/120V
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 and bullpen
- Great location with easy access to I-70

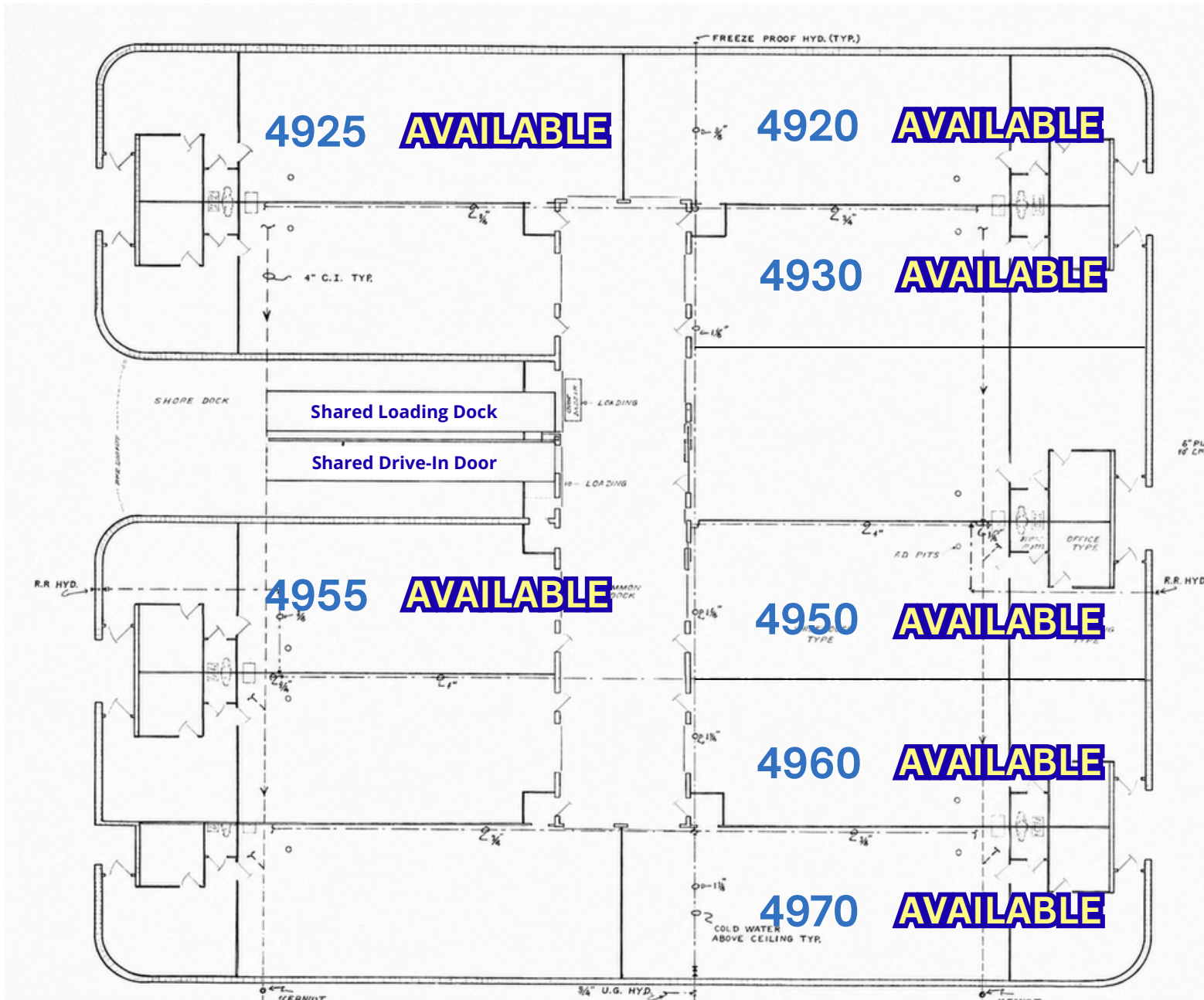
**\*PLEASE NOTE:** Tenants cannot drive directly into any unit because the loading area is shared



# PROPERTY PHOTOS

4920-4970 N IRIS ST  
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# LOCATION MAP

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