



Ideal owner/user industrial condo

- Two story industrial condo
- Corner unit with 11 deeded parking spaces
- Fully conditioned warehouse with sprinklers and LED lighting
- Second floor office space includes a large conference room, fully equipped kitchen, and large restroom with a shower
- Well-located in Lakemont Landing at Ward Road and Interstate 70

Size	5,212 sf
Sale price	\$1,460,000
Warehouse / office	2,812 sf / 2,400 sf
Taxes	\$26,564.55 (2024)
Monthly HOA dues	\$800
Avg monthly utilities	\$321.44
Power	400a/208v 3 phase
County	Jefferson
Zoning	Industrial I-G

Get more information

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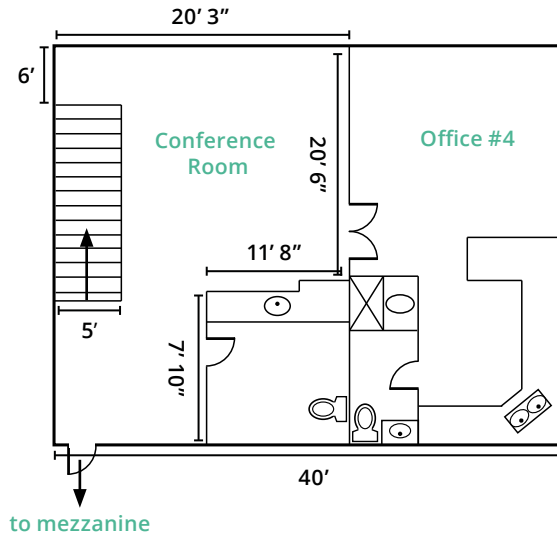
Ryan Almaleh
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Unit 127-128

5,212 sf

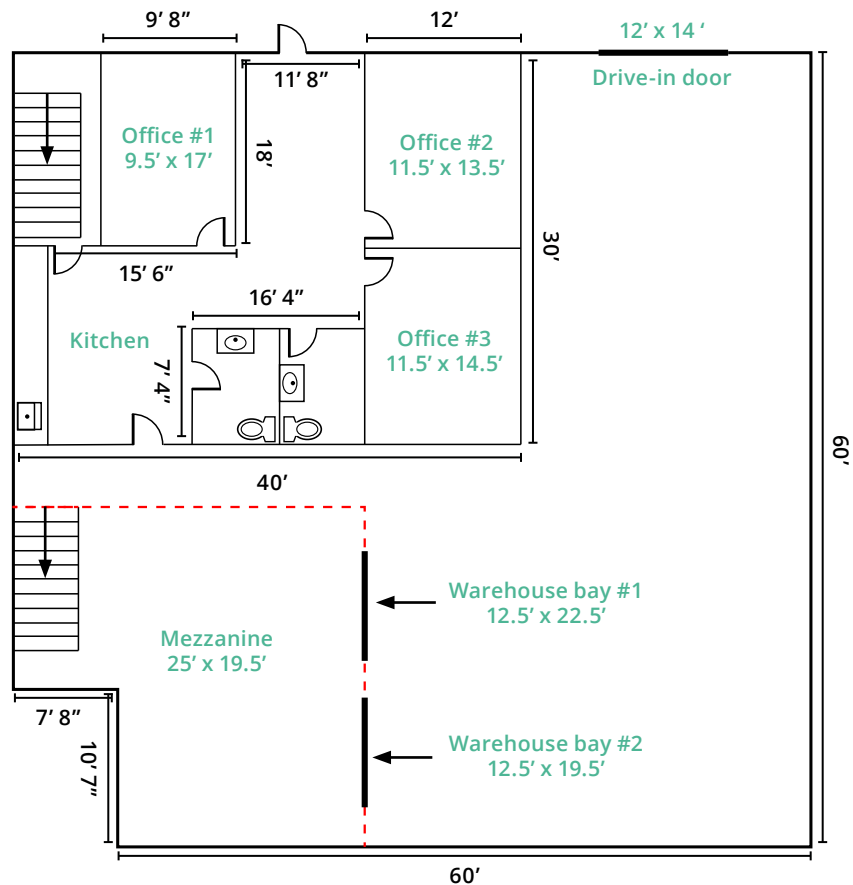
Space configuration includes:

- (4) private offices
- (4) private restrooms
- Conference room
- Reception area
- Kitchen
- 18' clear height
- Structural mezzanine with lift gate and rated for 125 lbs/sf



Upper level

- 2,400 sf office



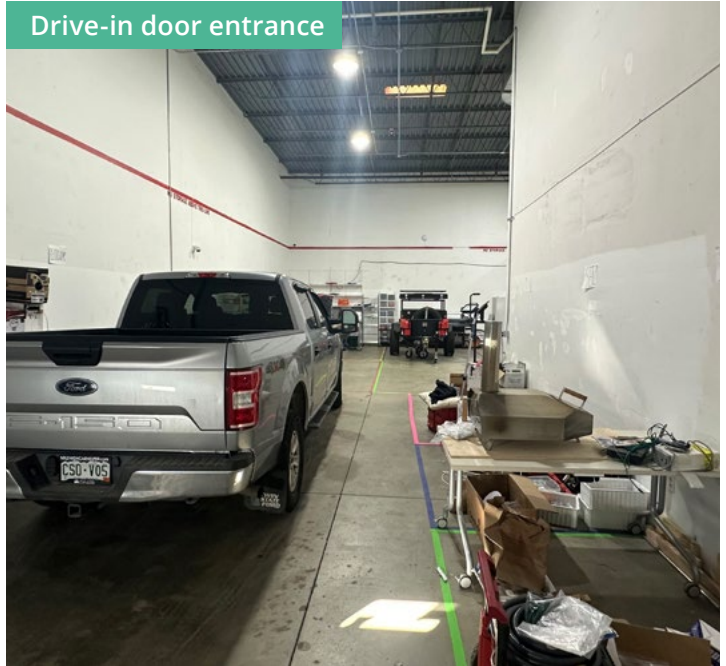
Lower level

- 2,812 sf warehouse

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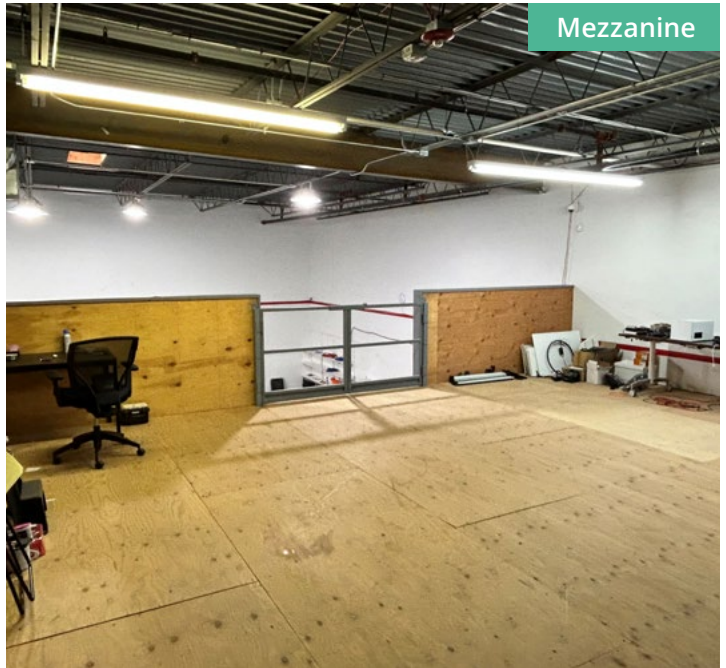
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Office #4



Mezzanine



Warehouse bays & mezzanine



Conference room

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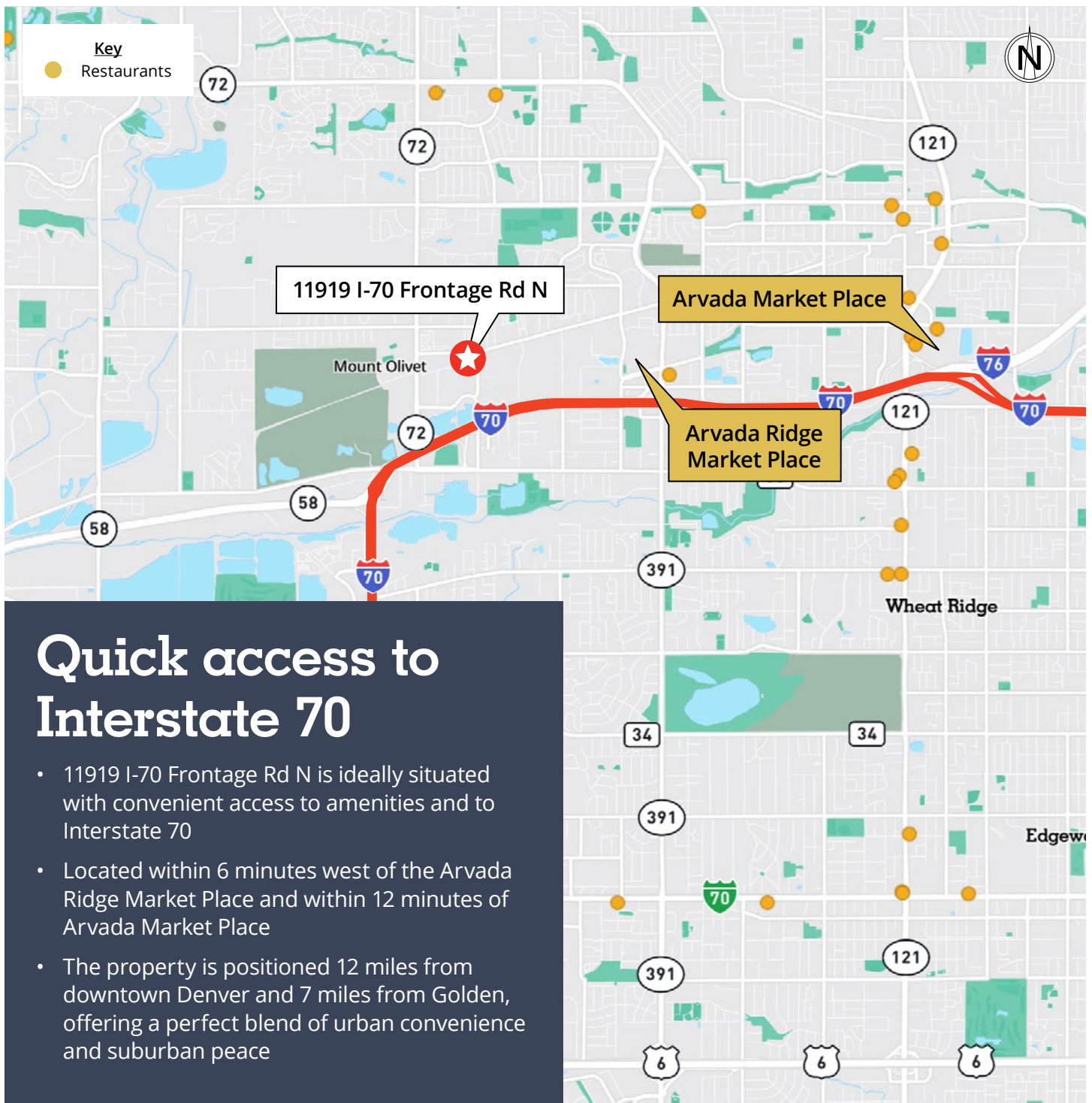
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Quick access to Interstate 70

- 11919 I-70 Frontage Rd N is ideally situated with convenient access to amenities and to Interstate 70
- Located within 6 minutes west of the Arvada Ridge Market Place and within 12 minutes of Arvada Market Place
- The property is positioned 12 miles from downtown Denver and 7 miles from Golden, offering a perfect blend of urban convenience and suburban peace

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