

INDUSTRIAL FOR SALE or LEASE

9640 Havana St. Henderson

Summit Commercial Brokers
6800 N 79th St, # 103
Niwot, CO 80503
303.931.7341
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Industrial For Sale or Lease

9640 Havana St. Henderson, CO 80640

Option to lease or buy a high bay industrial building with easy access to two major highways, only 20-25 minutes from Denver. Built in 2020, this building is in great condition with two 14'x14' OH doors and an exterior loading dock.

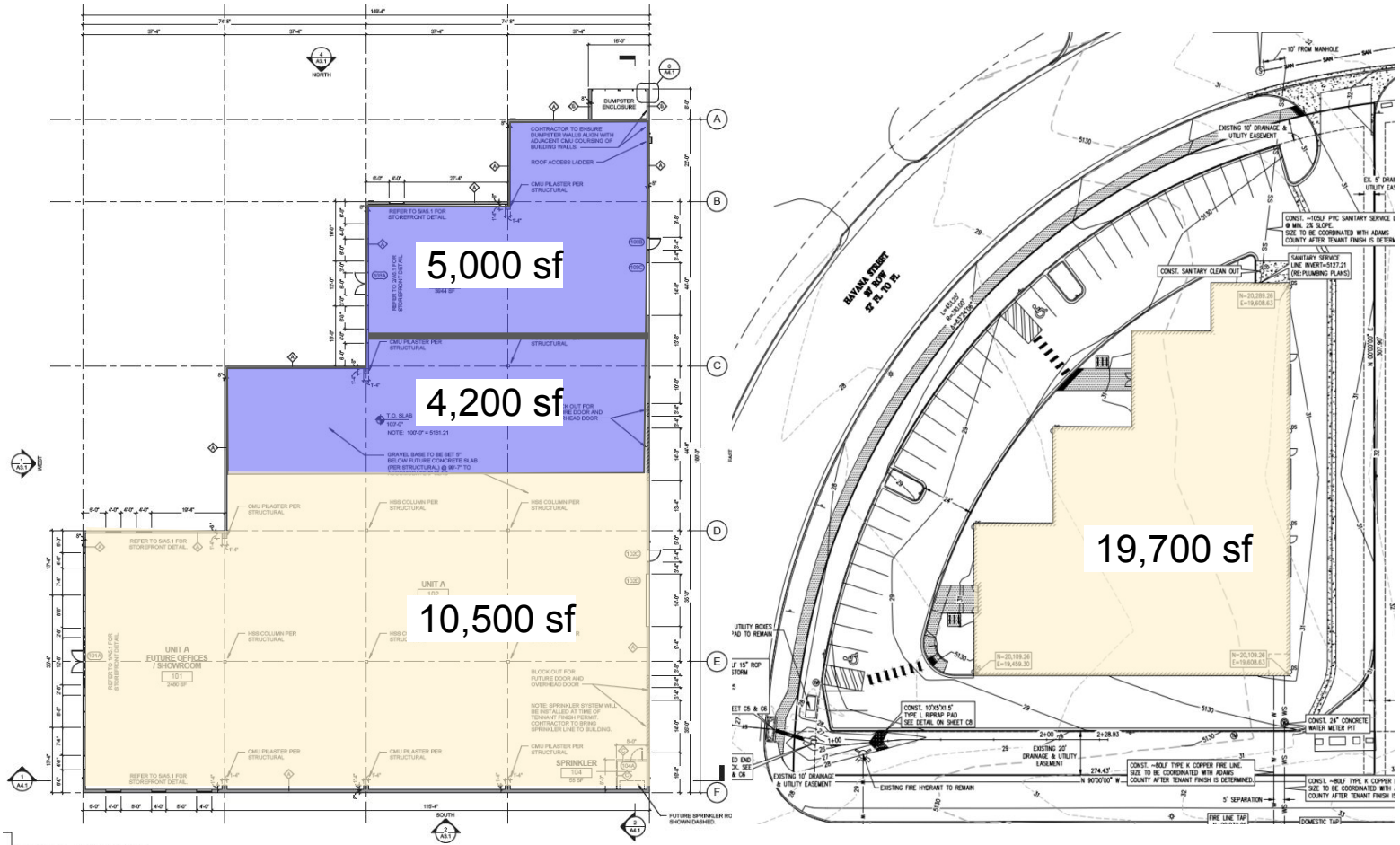
- **Short-Term Lease Option Available**
- **Seller Financing Option Available**
- **Lease to Purchase Option Available**
- **Tenant Improvement Allowance Negotiable**

Call us for more information and to set up a tour

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SPACE INFO

Size(s):

- 4,200sf or 5,000sf
- 9,200sf
- 10,500sf
- 19,700sf

Sales Price: **Negotiable**

Lease Rate: **Negotiable**

- **Power:** 600 amps
- **Clear height:** 20'
- **Loading:** Two 14'x14' grade level door and exterior loading dock
- **Parking ratio:** 1.8/1000sf
- **Fire suppression:** fully sprinkled
- Racking available if needed
- 2 Bathrooms with ability to add more
- Easy access to I-76, Hwy 2 and Northwest Parkway.



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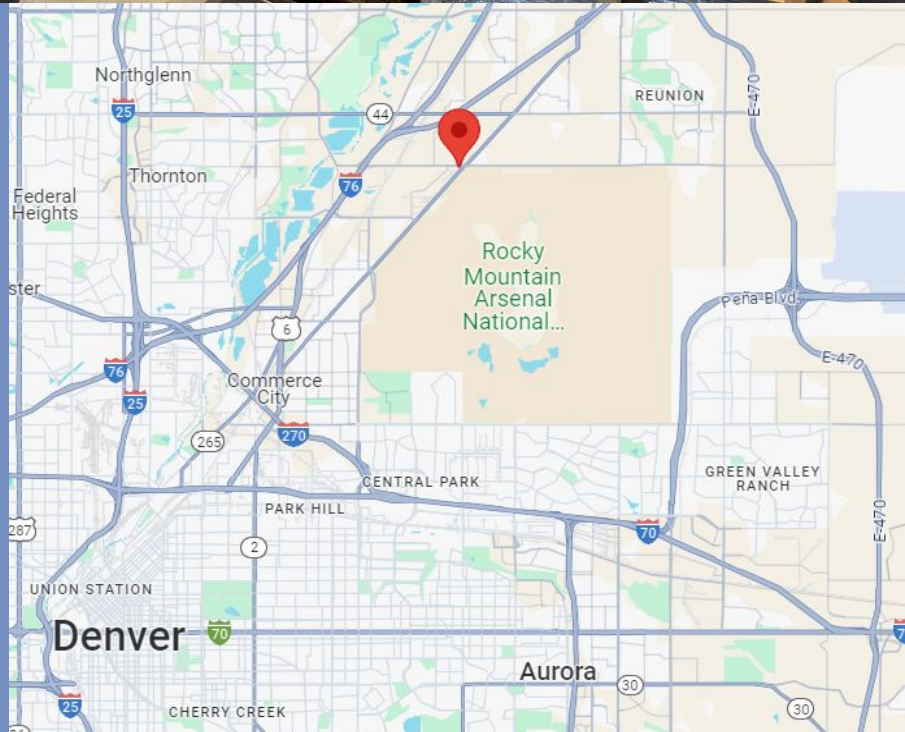
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All information provided is deemed reliable,
but is not guaranteed and should be independently verified