



For Lease

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950 Simms Street Lakewood, CO 80401

Warehouse with Paved Yard

Property Highlight

- › 7 minute walk from Oak Street Light Rail
- › Highly accessible to 6th Avenue & I-70
- › Parking & yard space
- › Fully paved yard
- › High clearance warehouse
- › Low NNN's

For Lease

Property Facts

Warehouse: 7,000 SF

Lease Rate: \$17.50/SF + NNN

OPEX: \$3.75/SF

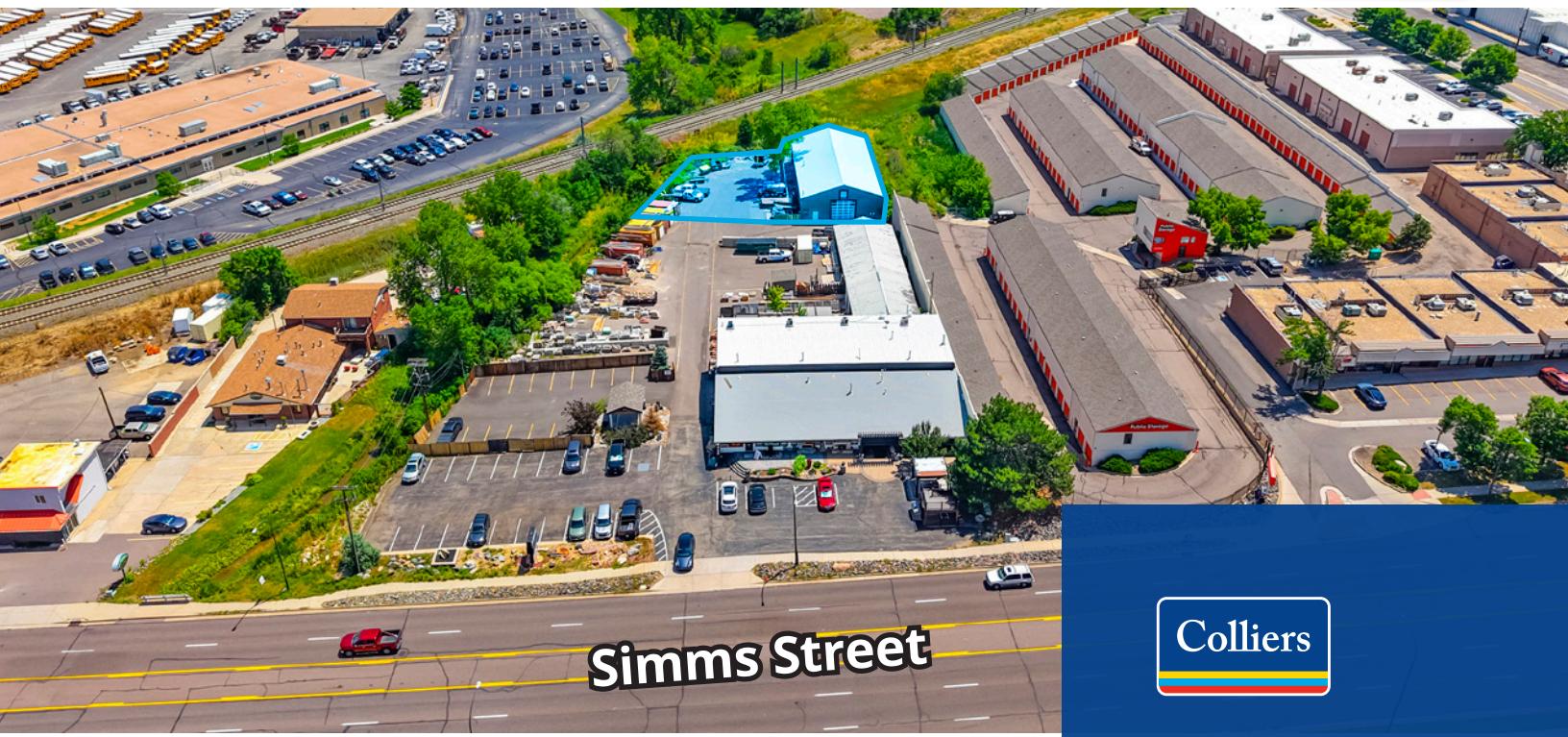
Clear Height: 18'

Yard: 0.51 AC

Loading Doors: 2 Drive-Ins
- One (1) 14'x14'
- One (1) 10'x10'

Zoning: Industrial





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