



Colliers

For Lease

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Colliers Denver

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950 Simms Street Lakewood, CO 80401

Warehouse with Paved Yard

Property Highlight

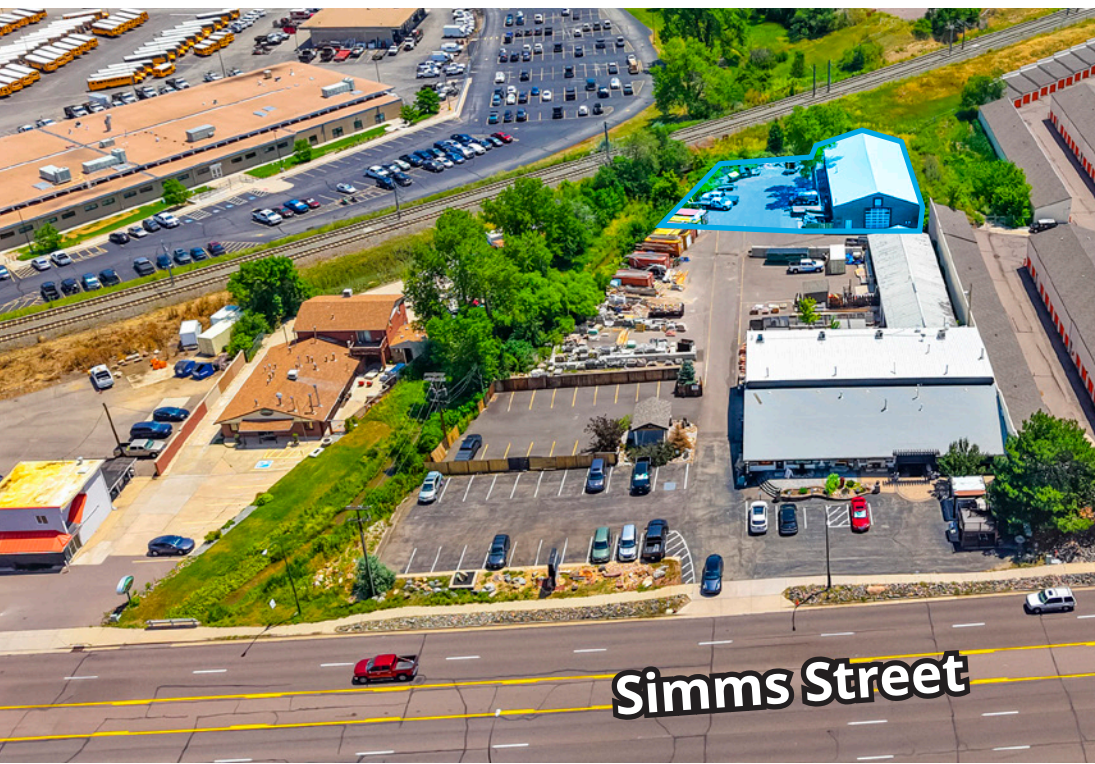
- › 7 minute walk from Oak Street Light Rail
- › Highly accessible to 6th Avenue & I-70
- › Parking & yard space
- › Fully paved yard
- › High clearance warehouse
- › Low NNN's

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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