

CEDAR BUSINESS PARK

12860 W Cedar Dr, Lakewood, CO 80228



LOCATION DESCRIPTION

Located in the thriving city of Lakewood, CO, Cedar Business Park offers an ideal location for Industrial/Flex/Lab Space and office tenants. The area boasts convenient access to major transportation routes, including 6th Ave, I-70 and C-470, facilitating seamless distribution operations. Cedar Business Park presents an exceptional opportunity for businesses seeking a dynamic and attractive industrial leasing option.

PROPERTY HIGHLIGHTS

- Heavy power available (to be verified per unit)
- Great office/warehouse located near Union Blvd & Alameda in Lakewood
- Flexible Lease Terms
- 1,500-3,000 sf coming available
- Dock High Units
- Office Suite & Lab Space available as well

OFFERING SUMMARY

Lease Rate:	\$13.00 - 13.50 SF/yr (NNN)
Estimated Expenses	\$6.70 SF
Available SF:	1,500 - 3,000 SF
Building Size:	56,570 SF

SPACES	LEASE RATE	SPACE SIZE
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200AB	\$13.00 - 13.50 SF/yr	3,000 SF
100B	\$13.00 - 13.50 SF/yr	1,500 SF

**DANCHEN ASTLE**

Principal/Broker
 720.880.6975
 danchen@algcommercial.com

**BRANDI SPENCER**

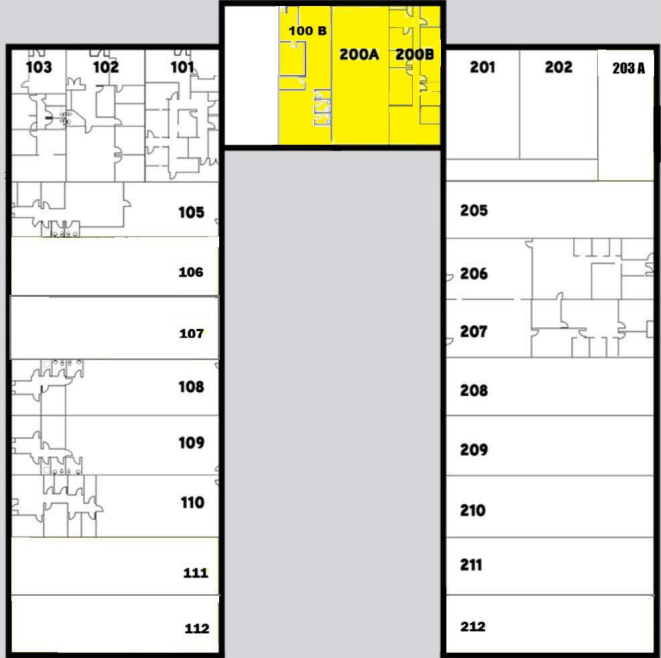
Senior Broker
 720.880.6977
 brandi@algcommercial.com

ALG COMMERCIAL
 7354 South Alton Way, Suite 101
 Centennial, CO 80112
 algcommercial.com

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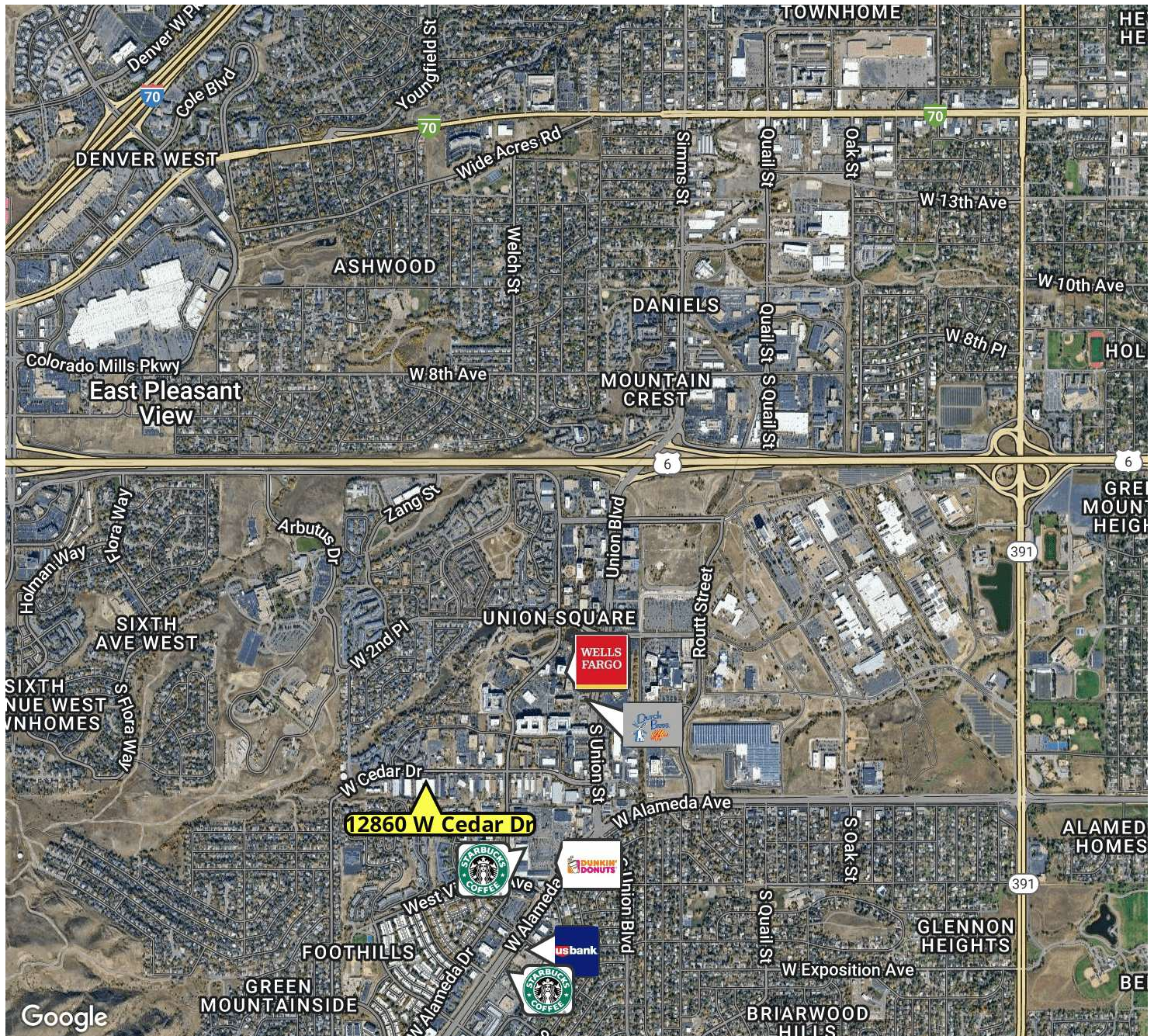
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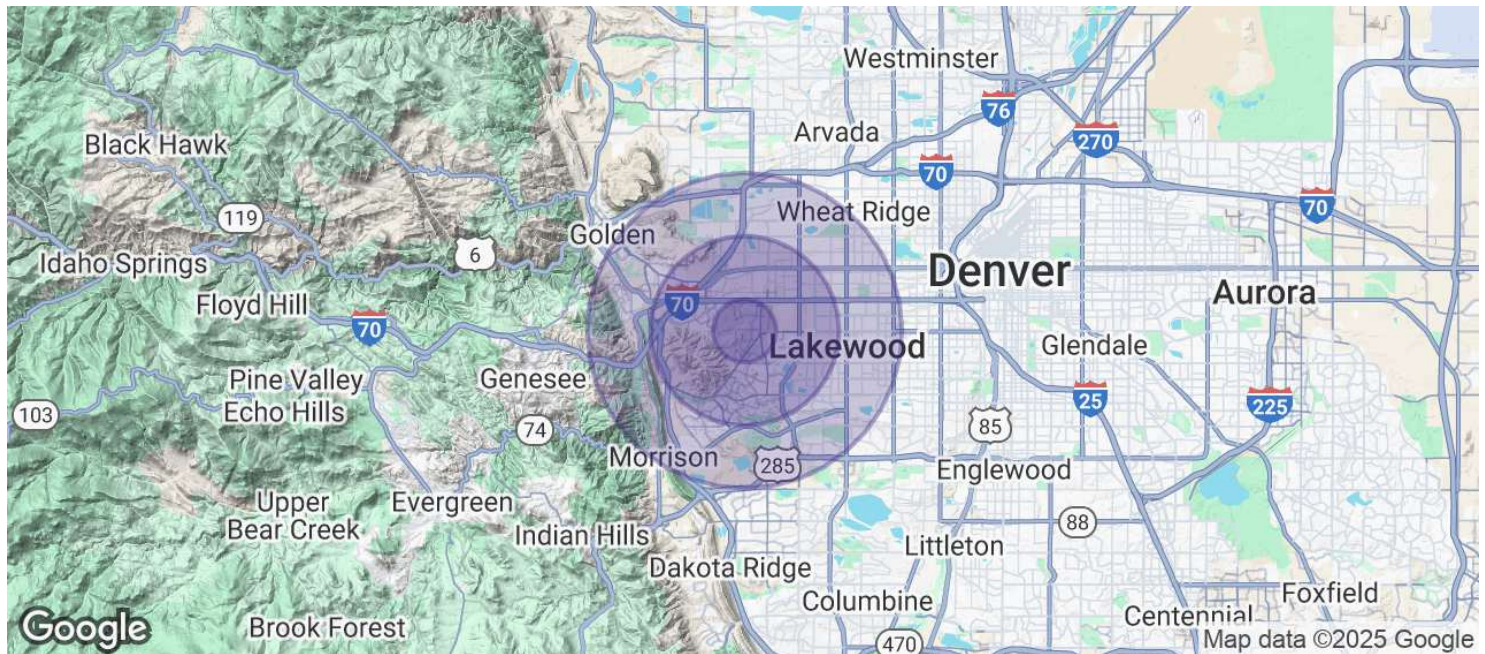
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,404	82,816	199,139
Average Age	40	42	42
Average Age (Male)	39	41	41
Average Age (Female)	41	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,044	35,283	84,447
# of Persons per HH	2	2.3	2.4
Average HH Income	\$105,585	\$131,052	\$123,411
Average House Value	\$598,450	\$692,841	\$677,202

Demographics data derived from AlphaMap



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