



**GENESEE**  
COMMERCIAL  
GROUP, LLC

# INDUSTRIAL FOR LEASE

**11100 W. 8TH AVE SUITE 102**

**LAKWOOD 80215**



T. Blake Rogers - 720.530.5788  
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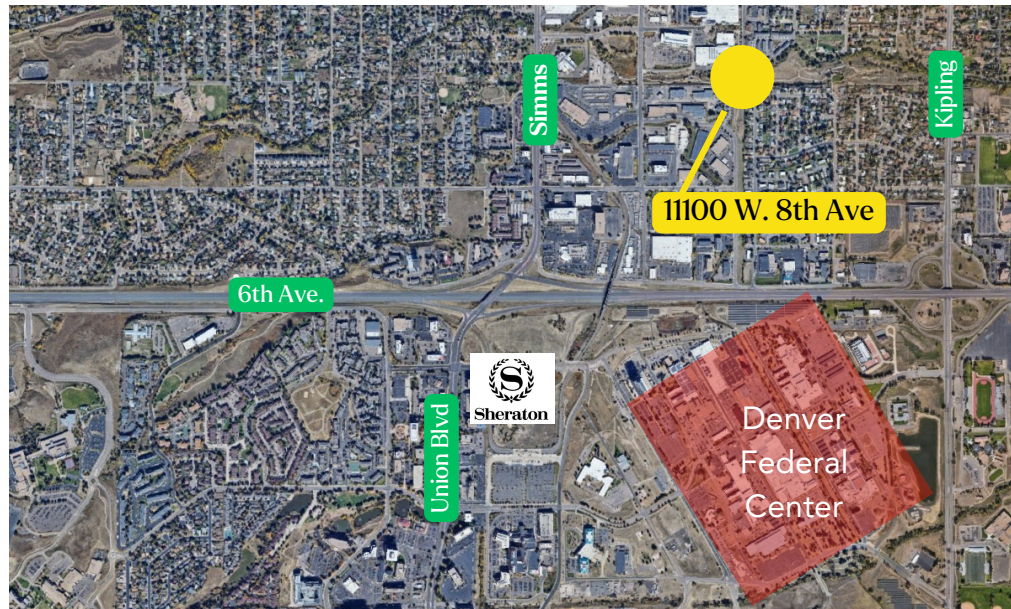
Tim P. Rogers - 303.641.4080  
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## Specifications

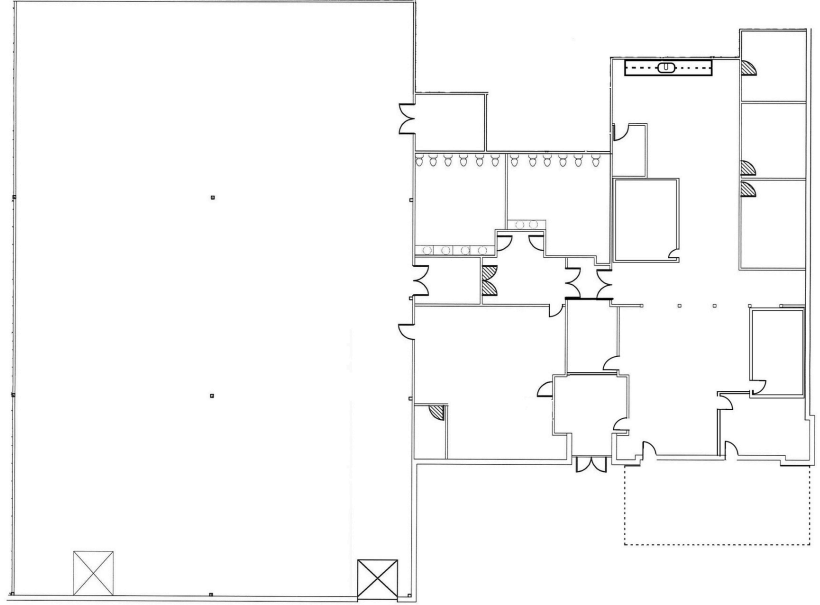
Available SF: 16,839 sf  
Office SF: 7,239 sf  
W/H SF: 9,600 sf

Lease Rate: \$12.50/sf NNN  
NNN's: \$3.50/sf  
Monthly Rent: \$22,452.00  
Term: 5 - 10 Years  
Available: 2/1/2025

Configuration: 63% Warehouse  
Sprinklers: Wet  
Clear: 18'  
Power: 600a/480v (tbv)  
Loading: 1 Dock Door/1 Ramp



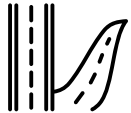
# IMAGES & FLOOR PLAN



## Property Summation



18' Clear Height in Warehouse



Convenient access to 6th Ave



Air Conditioned Warehouse



Dock High Loading Door (1) + Ramp



Abundant Food & Retail Options



Ideal Corporate Headquarters



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