



FOR LEASE

Office/Warehouse W/ Yard

1125-1135 Depew Court | Lakewood, CO 80214



## CONTACT:

**BRAD GILPIN**

SENIOR VICE PRESIDENT

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## OFFERING SUMMARY

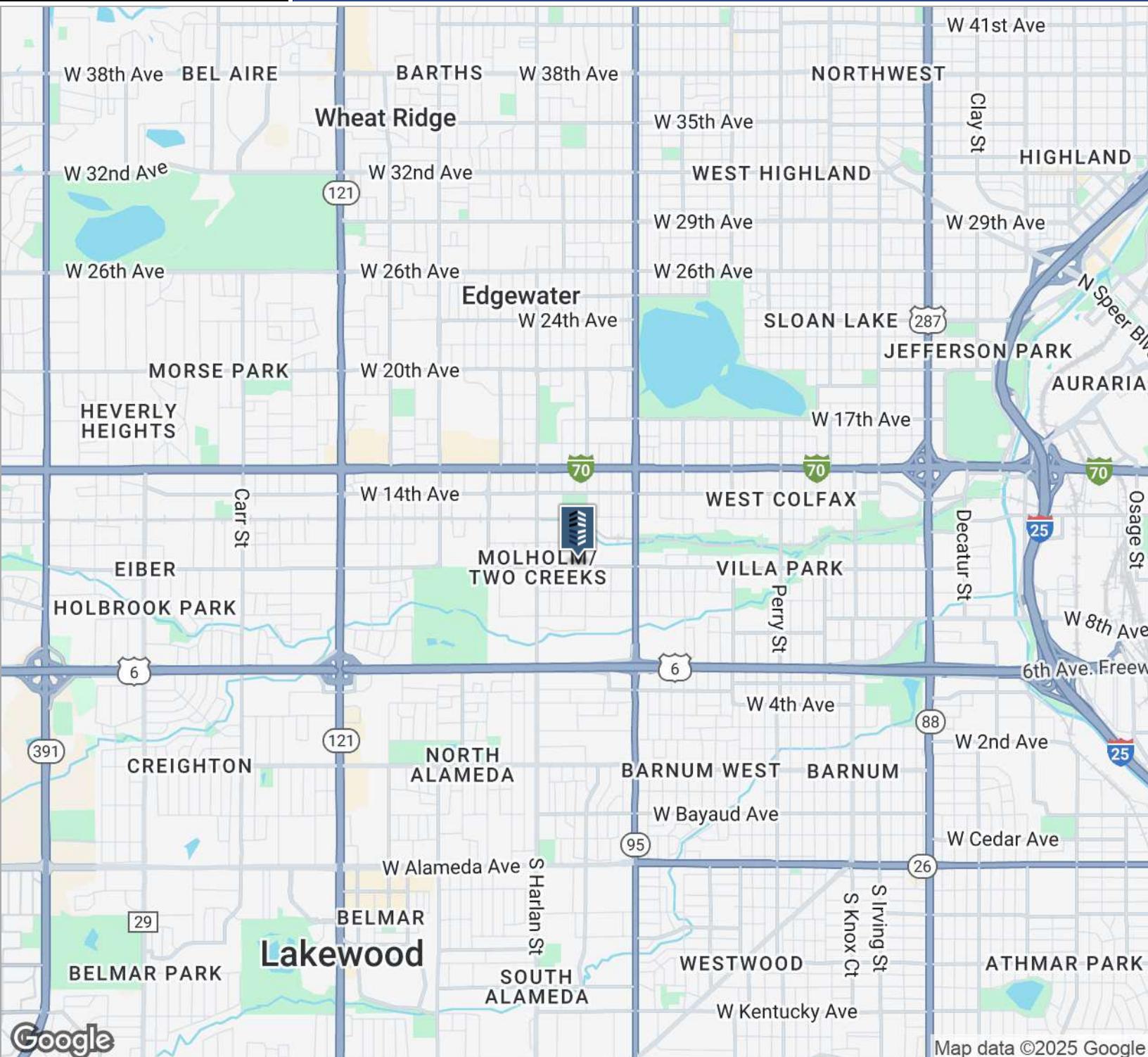
<b>Available SF:</b>	6,000- 14,000 SF
<b>Lot Size:</b>	1.18 Acres
<b>Grade Level Doors:</b>	multiple oversized
<b>Dock High Loading:</b>	Yes
<b>Yard:</b>	Yes
<b>Crane:</b>	Yes
<b>Ceiling Height:</b>	19'-27' clear*

## PROPERTY HIGHLIGHTS

- 1125 Depew Ct: 8,000 SF available July 1st, 2025
- Approximately 4,480 SF of warehouse and 3,520 SF of office space (two floors)
- Large, fenced yard area
- 2 Large, oversized drive-in doors (12'x14')
- 19'-23' clear warehouse area
- Lease for just \$12,000 per month plus utilities
- Shown by appointment only - Please do not disturb the current occupant!
- \*\*\*\*
- 1135 Depew Court: 6,000 SF available now
- Approximately 10,000 SF of fenced storage yard
- 19'-27' clear warehouse area with a 3-ton bridge crane
- Two 12'x16' Drive in Doors and a 10'x0' dock door (external platform) - all have automatic openers
- 3 Phase 400 Amp 480 Volt Power (to be verified by an electrician)
- Warehouse area has both radiant heating and swamp cooling
- Available for lease at just \$9,065 per month.







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