



## PROPERTY FEATURES

- Visible to over 135,000 vehicles per day
- Easy access to I-25, located just off of I-70 & Pecos
- Excellent signage opportunities along I-70
- Open to clean automotive uses
- Zoning: I-A
- Clear Height: 14'-15'
- Heavy Power: 3 phase, 2,000 amps to the building

## INDUSTRIAL FOR LEASE



**AVAILABLE**

**Unit 4720 - 4,847 SF**  
**Unit 4730 - 4,678 SF**



**RATE**

**\$11.50/NNN**

**NNN:**

**\$5.73/SF/YR**

For more information:

**Brandi Spencer**

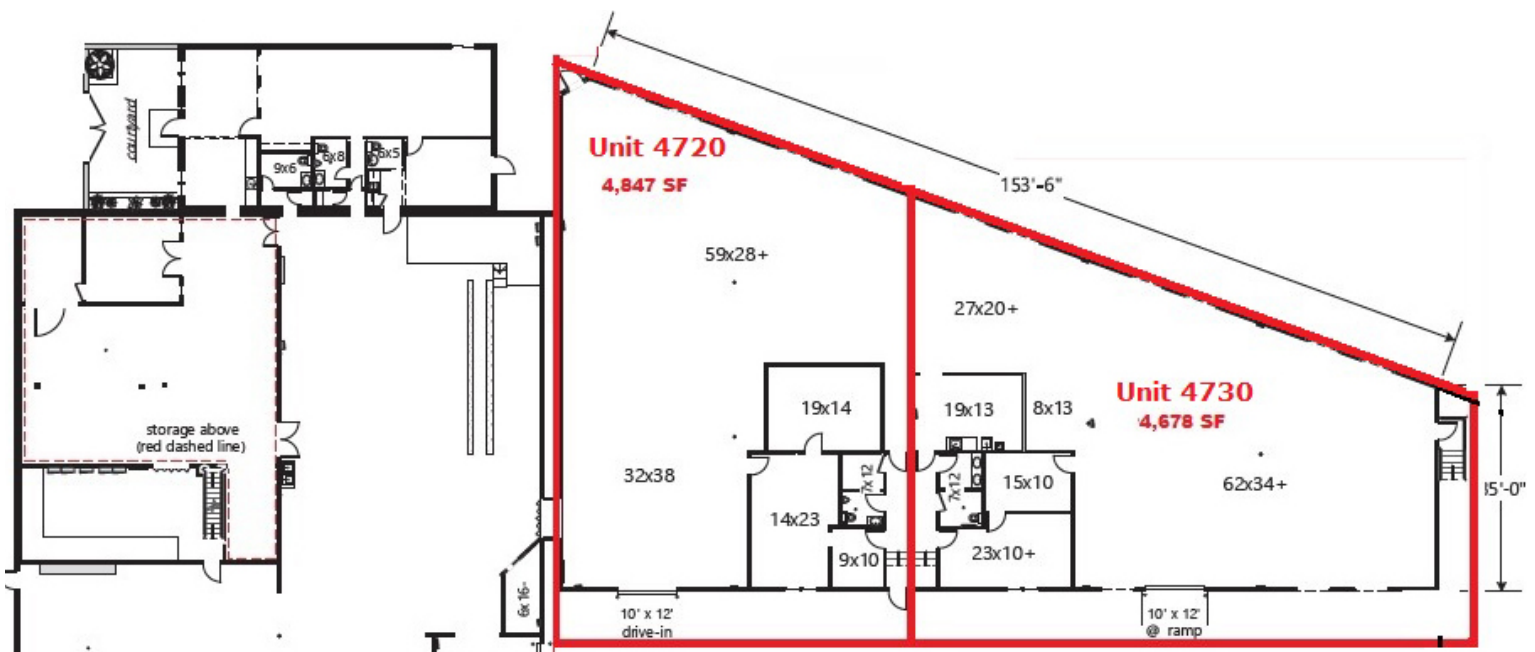
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## SPACE SPECIFICATIONS

### AVAILABLE UNITS FOR LEASE:

Unit	Size	Description
Unit 4720	4,847 SF	4,847 SF- 888 sf office, 3,959 sf of warehouse, 10'x12' OH door
Unit 4730	4,678 SF	4,678 SF, end unit, 690 sf office, 3,988 SF warehouse, 10'x12' OH door

**BUILDING SIZE: 19,767 SF**



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.