

**Purchase price | \$3,500,000****Lease rate | \$9.00/sf**

## Prime industrial warehouse

- Wired security system
- 17,000 sf of warehouse with 3,500 sf of office on lower level and 3,000 sf of office on upper level
  - 3,000 sf office space on upper level can be leased separately
- 30 free surface parking on upper level and 10 free surface parking on lower level
- 21'-22' clear height
- Building has sprinklers

**Get more  
information****Dawn McCombs**

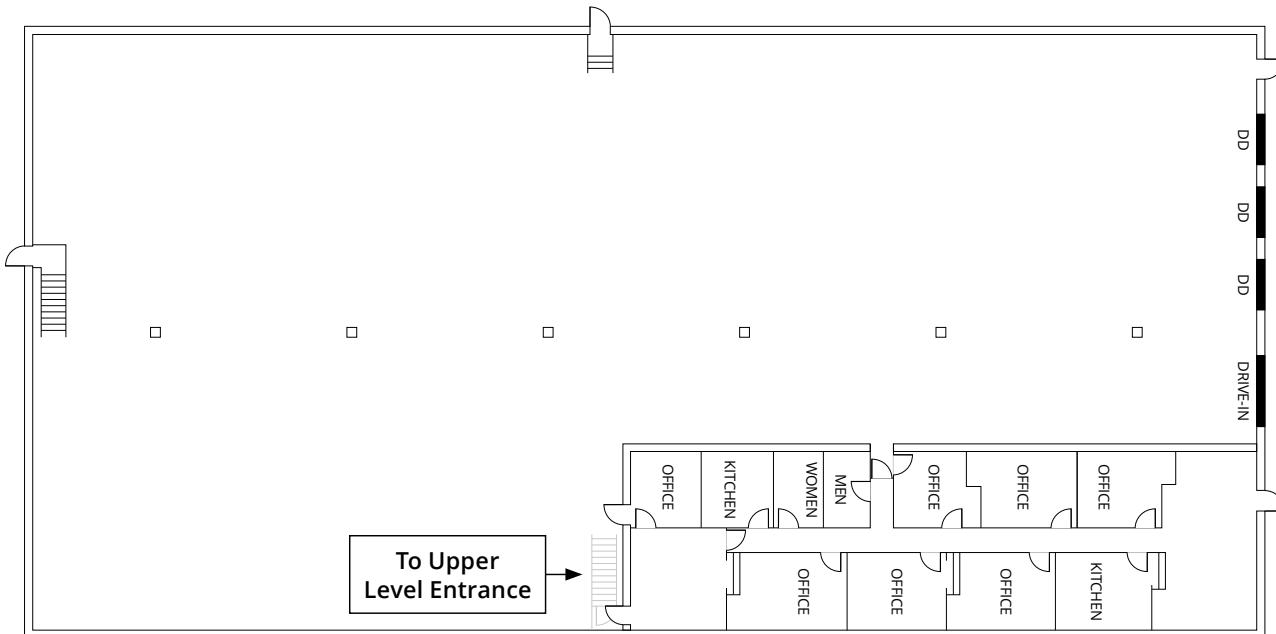
Principal  
+1 720 508 8110  
[dawn.mccombs@avisonyoung.com](mailto:dawn.mccombs@avisonyoung.com)

<b>Building</b>	23,500 sf
<b>Office</b>	6,500 sf
<b>NNN</b>	\$4.57/sf
<b>Loading</b>	3 dock high doors (8'x10') 1 drive-in door (10'x12')
<b>Year built</b>	1985
<b>Power</b>	400 amps/120-208v/3p (tbv)
<b>Zoning</b>	C-1 with PUD overlay
<b>County</b>	Adams County

**Ryan Almaleh**

Vice President  
+1 303 390 0961  
[ryan.almaleh@avisonyoung.com](mailto:ryan.almaleh@avisonyoung.com)

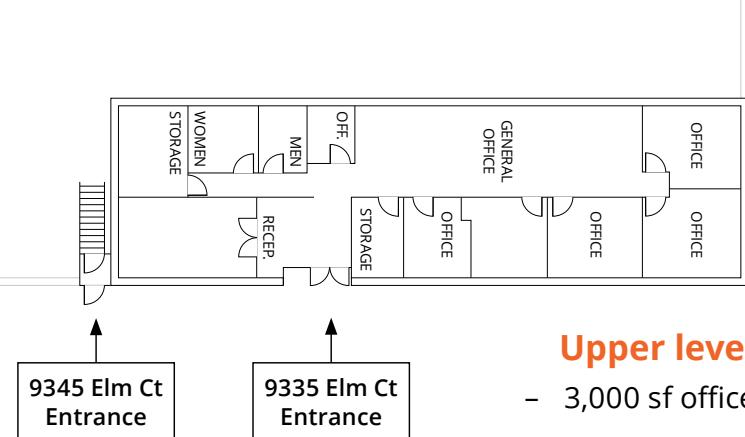
# Floor plan



## Lower level

- 17,000 sf warehouse
- 3,500 sf office

3,000 sf of office space on the upper level can be leased separately, leaving 20,500 sf on the lower level



## Upper level

- 3,000 sf office

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**AVISON  
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**Industrial Warehouse  
For Sale and For Lease**  
9335-9345 N Elm Court  
Federal Heights, CO 80260



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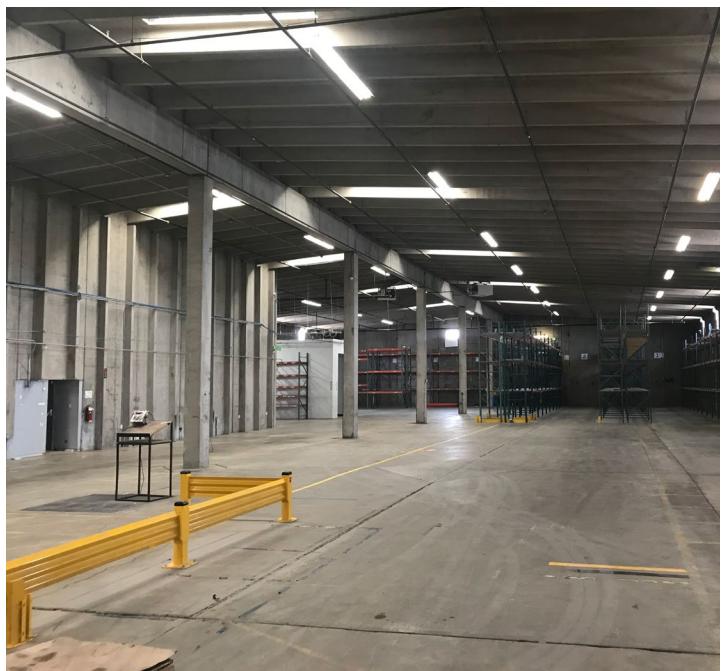
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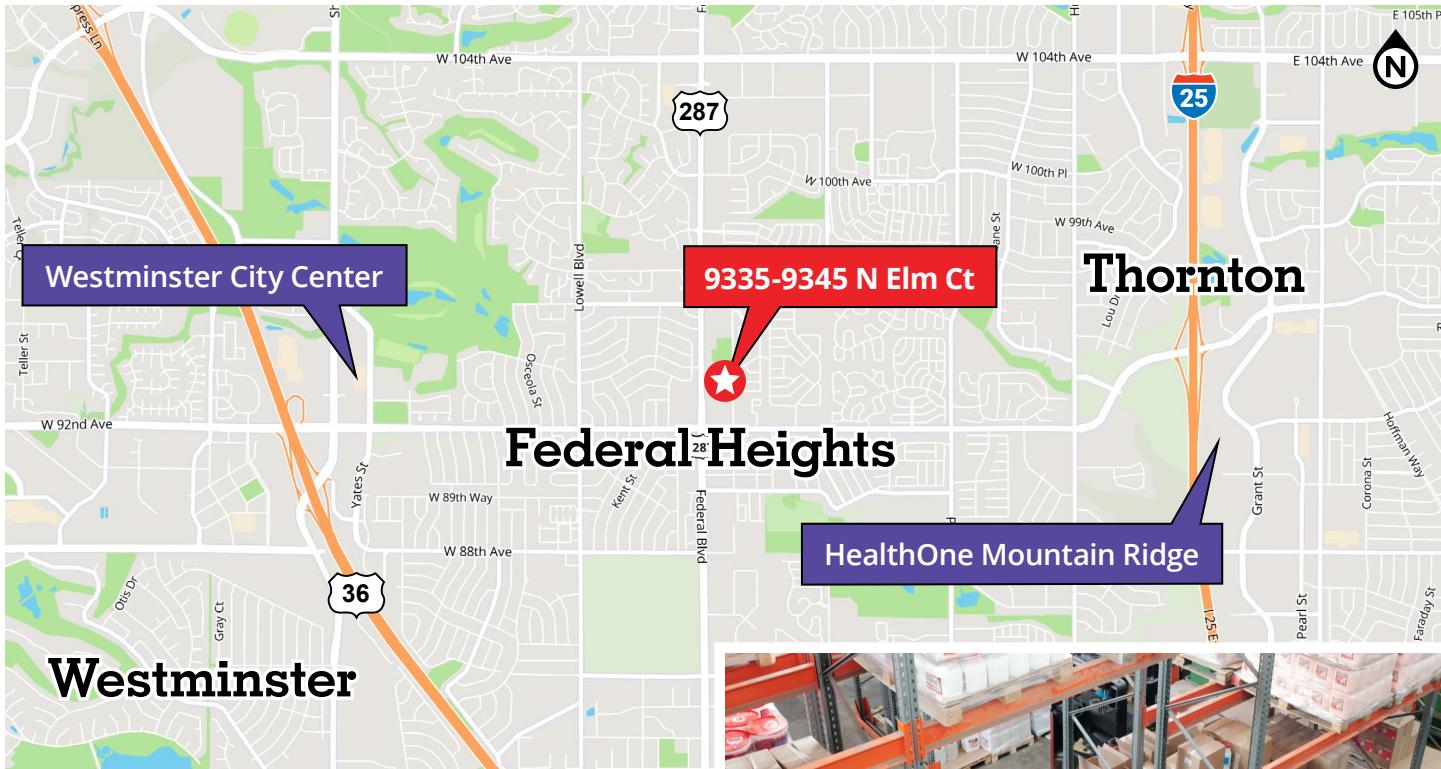
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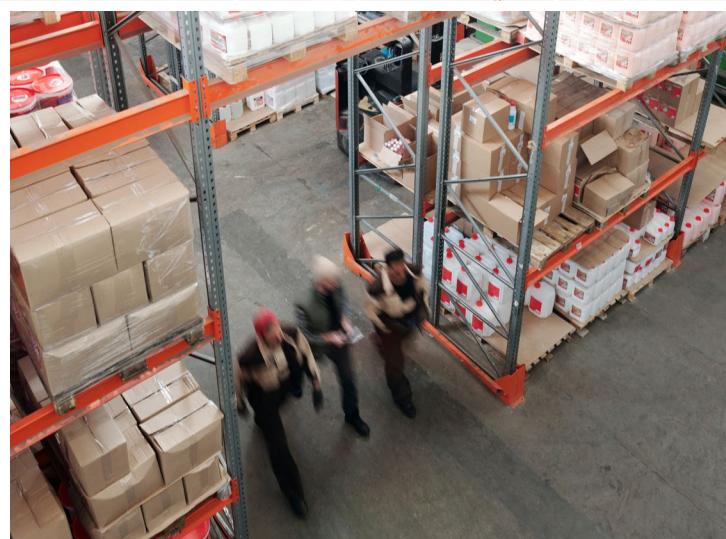
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+1 303 390 0961  
[ryan.almaleh@avisonyoung.com](mailto:ryan.almaleh@avisonyoung.com)

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## Effortless connectivity to major highways

- 9335-9345 N Elm Ct offers convenient access to I-25 and Highway 36 with direct connection via W Thornton Pkwy/W 92nd Ave
- Situated approximately 2.0 miles east of the Westminster City Center shopping center
- 25 minutes drive to Boulder, CO via Highway 36 and 22 minutes drive to Denver, CO via I-25



Restaurants located within a 10-minute drive



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