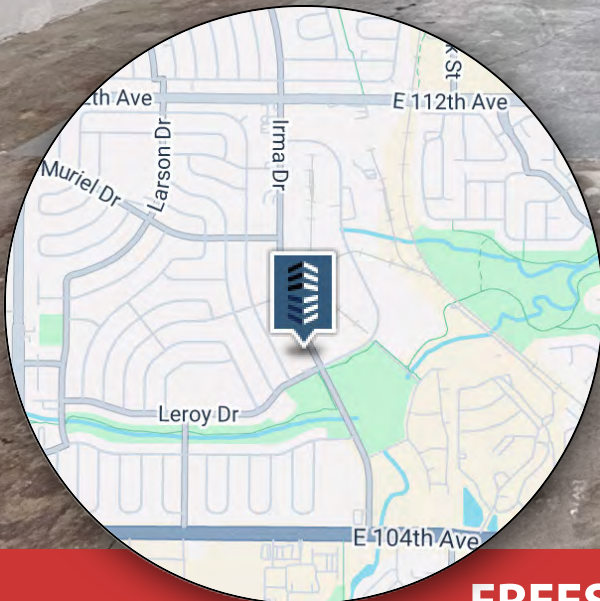




FOR LEASE

3,000 SF OFFICE WAREHOUSE

10621 Irma Dr UNIT F | Northglenn, CO 80233



FREESPAN, TEMP CONTROLLED WAREHOUSE

CONTACT:

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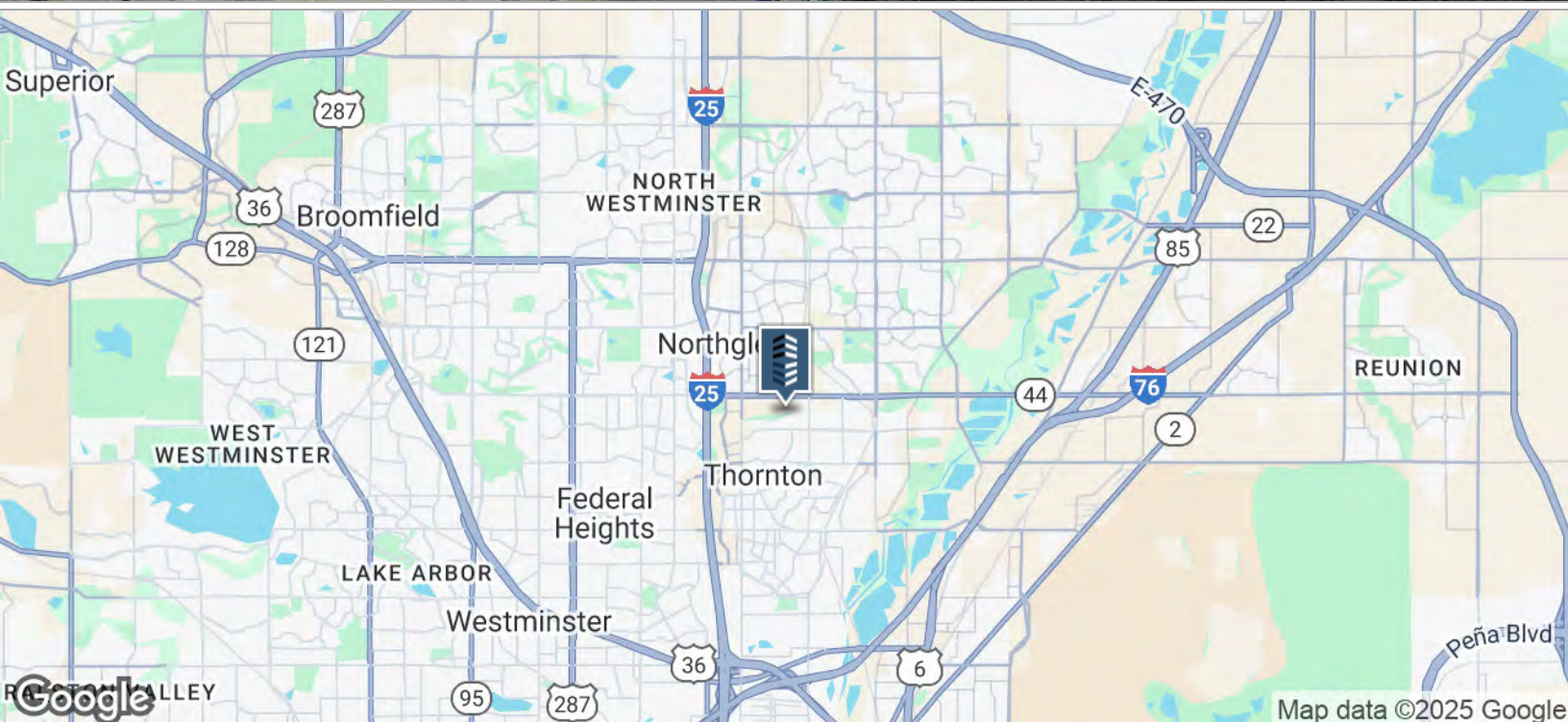
OFFERING SUMMARY

Available SF:	3,000 SF
Lease Rate:	\$12.50 SF/yr (NNN)
Est. NNN:	\$6.72/SF
Loading:	12'x10' Drive in Door
Year Built:	14'
Zoning:	Industrial - Northglenn

PROPERTY HIGHLIGHTS

- Fully Temperature Controlled Warehouse
- End Unit Closest to Driveway - Easy Access
- 12'x10 Drive in Door
- 2 Entrances - 1 direct to the office, the other direct to the warehouse
- New LED Lighting
- 2-3 Private Offices
- Additional Storage Mezzanine not Included in SF
- Only 2 Miles from I-25
- Surrounded by Complimentary Retail and Thousands of Homes





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