

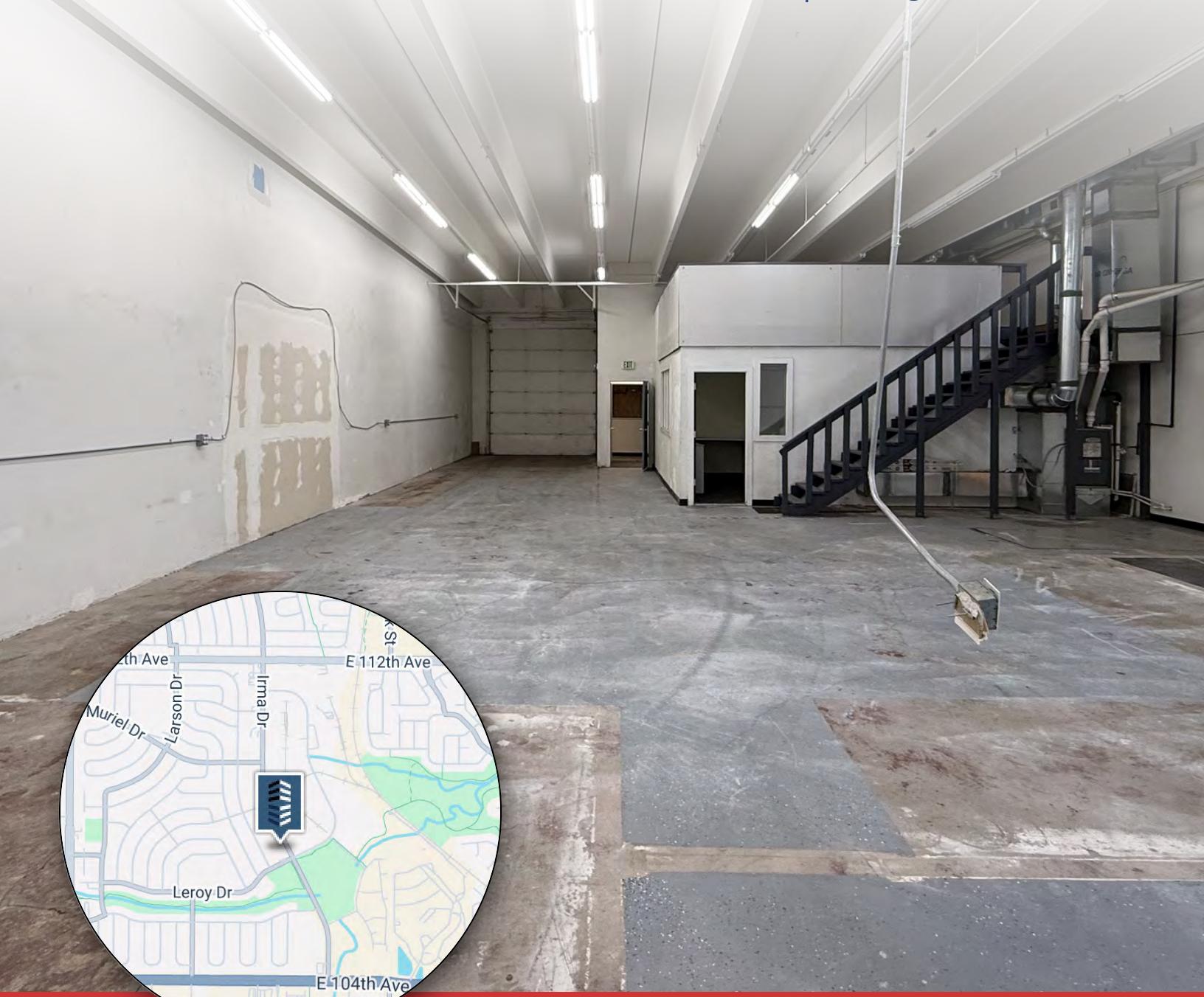


TCN  
WORLDWIDE  
REAL ESTATE SERVICES

FOR LEASE

3,000 SF OFFICE WAREHOUSE

10621 Irma Dr UNIT F | Northglenn, CO 80233



**FREESPAN, TEMP CONTROLLED WAREHOUSE**

## CONTACT:

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## 10621 IRMA DR

### OFFERING SUMMARY

**Available SF:** 3,000 SF

**Lease Rate:** \$12.50 SF/yr (NNN)

**Est. NNN:** \$6.72/SF

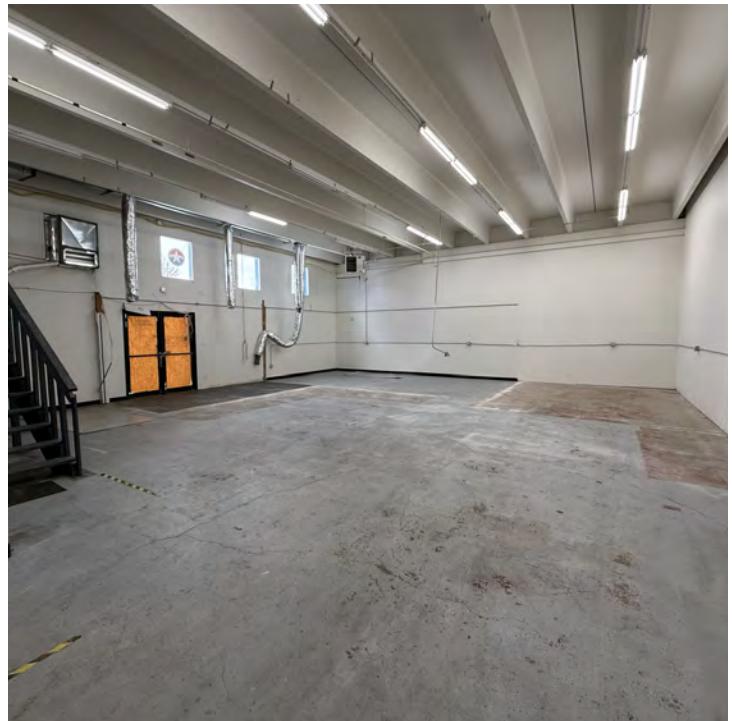
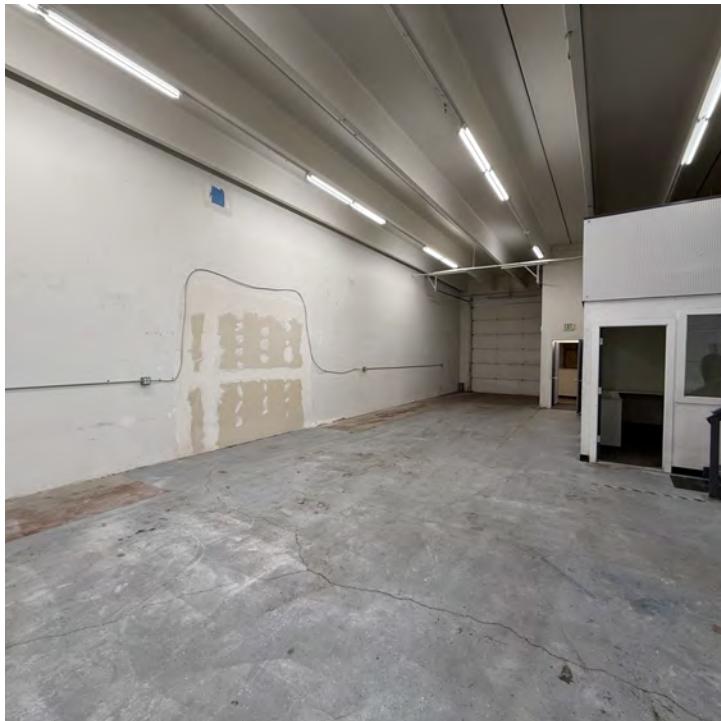
**Loading:** 12'x10' Drive in Door

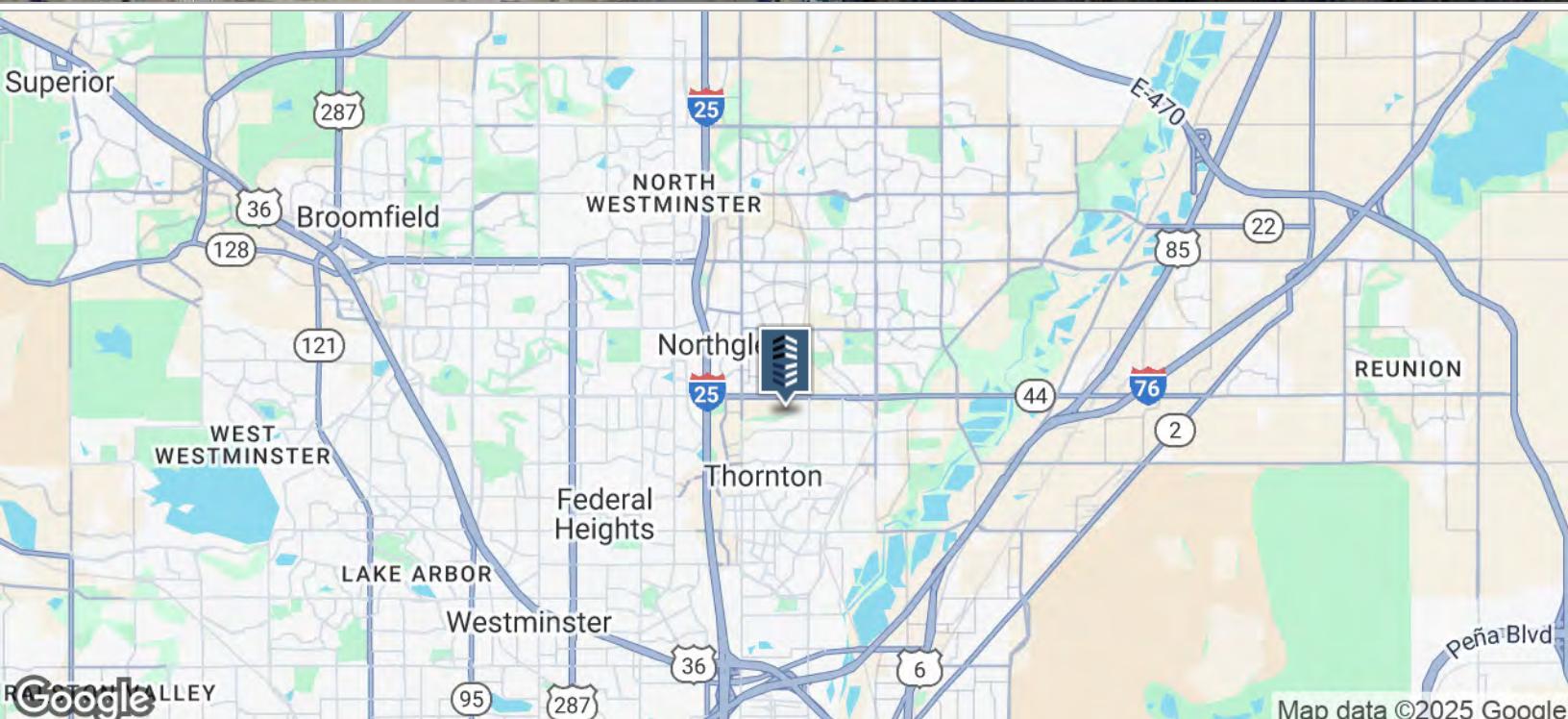
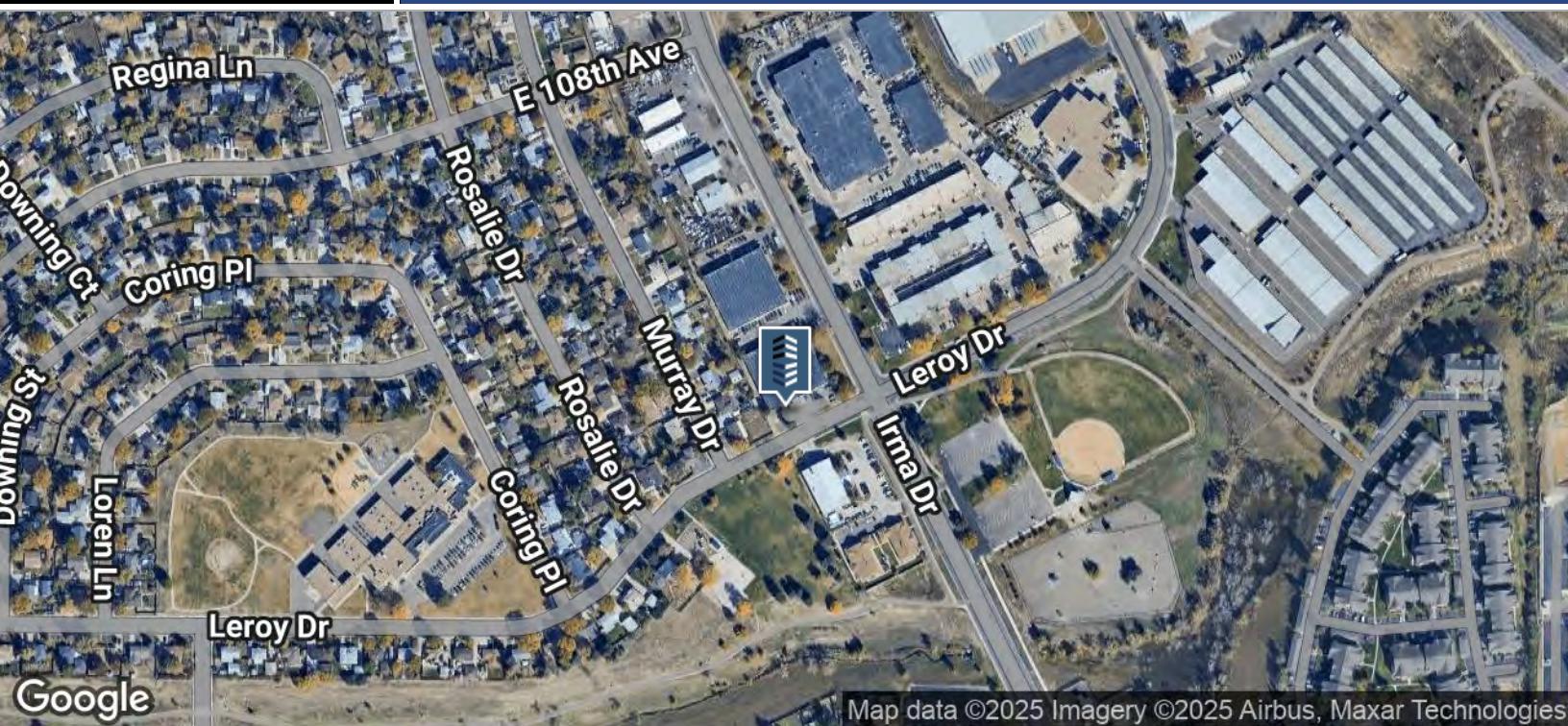
**Year Built:** 14'

**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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