

AVAILABLE NOW



OFFICE/LIGHT INDUSTRIAL IN CLOSE PROXIMITY TO US-36 FOR LEASE

Located approximately 15 minutes from the Denver Metro area with easy access to US-36, Sheridan Boulevard, Wadsworth Boulevard and 88th Avenue.



PROPERTY FEATURES

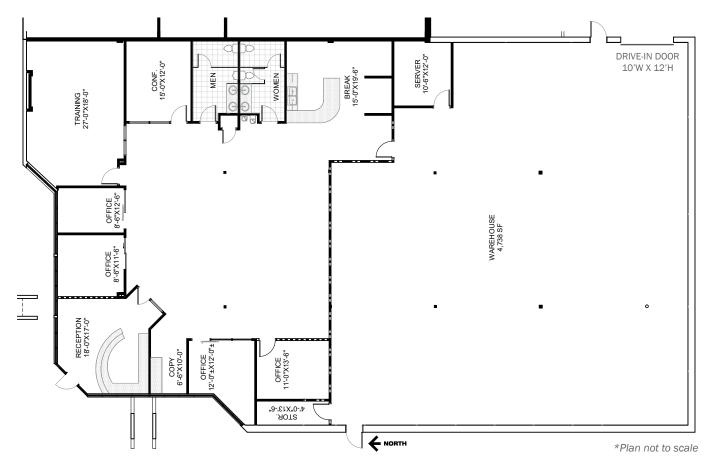
- Well-located property within walking distance to convenient retail services.
- Zoning: PUD (Planned Unit Development)
- Construction Type: Pre-cast concrete walls with wood fascia and glazed glass in the office areas
- Year Built: 1980
- Clear Heights: 20'-21'
- Parking Ratio: 2.54 per 1,000
- NNN Expenses (2024): \$7.29/SF

FOR MORE INFORMATION CONTACT: **MELISSA SHEILS** | 303.408.1542 | msheils@berkeleypartners.com

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FLOOR PLAN -

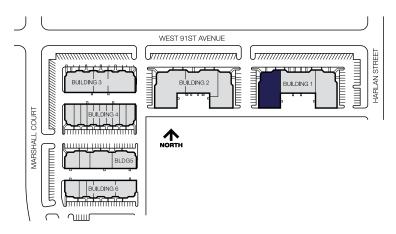


UNIT FEATURES

- Newly floor plan
- Office space: 4,610 SF
- Warehouse space: 4,738 SF
- 18' Clear warehouse
- One (1) 10' x 12' drive-in door
- Power: 400 Amp, 120/208 volt, 3 phase (TBV)

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SITE PLAN



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