

## Four Industrial/Flex Units For Lease in Lakewood

12860 W CEDAR DRIVE | LAKEWOOD 80228

Units 100B, 101, 102/103, 200A

Size: 1,500-3,475 SF

Rate: \$12/SF + \$7.28 NNN

Available: Now



# FLEX & THE CITY

Versatility is the main character here. 12860 W Cedar Drive offers industrial/flex units that pair office space for big ideas with warehouse room to keep the wheels turning. Select suites include 10-foot dock-high doors for smooth loading and logistics, while the location just off Hwy 6 and Hwy 391 keeps your team, trucks, and clients moving with ease. It's a flexible setup built for businesses that like to keep things efficient—and maybe a little stylish. A little office, a little warehouse, because sometimes you really can have it all...

## PROPERTY HIGHLIGHTS

- Conveniently located off of Hwy 6 and Hwy 391
- Unit 100B features 10' by 8' dock-high door & mix of warehouse/office
- Unit 101 features 10' by 8' dock-high door, kitchenette, & mix of warehouse/office
- Unit 200A features 10' by 8' dock-high door & temperature-controlled workspace, perfect for a lab user

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for 100B virtual tour

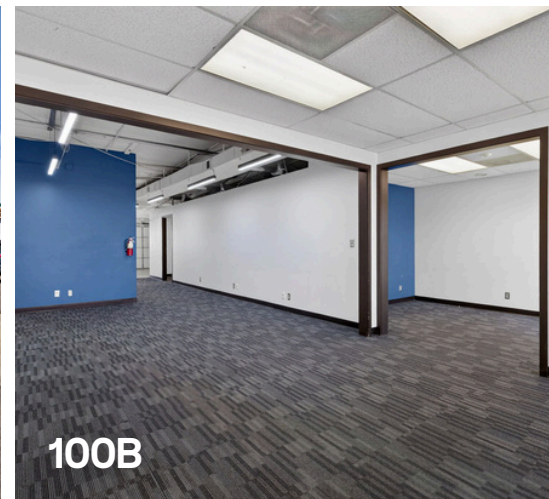
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for 102/103 virtual tour

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for 200A virtual tour



102/103



100B



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## 100B

1,500 SF



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## 102/103

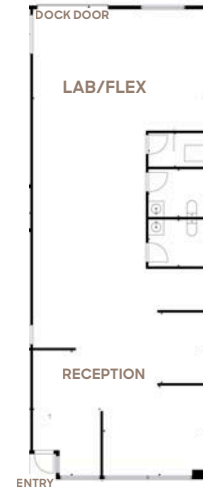
3,475 SF



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## 200A

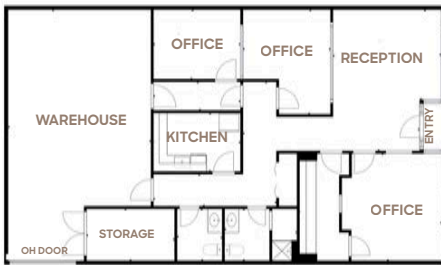
1,500 SF



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## 101

1,975 SF



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