

4890 - 4892 VAN GORDON STREET  
WHEAT RIDGE, CO 80033

M B R C

**AVAILABILITY:**

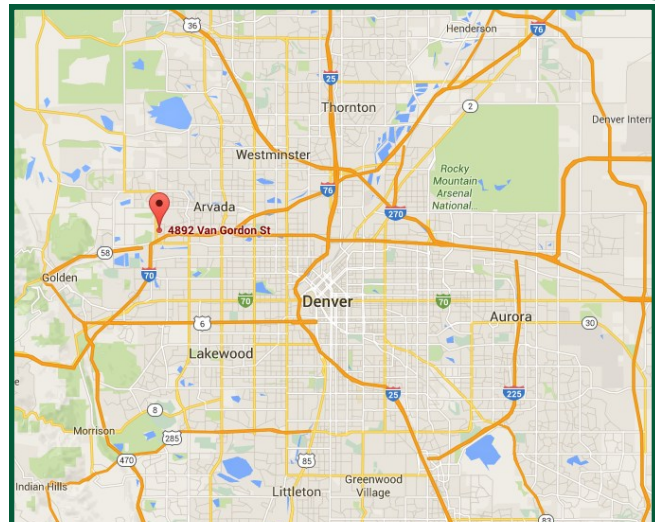
4892 Van Gordon #104: ..... 1,250 SF (\$2,500/month MG)

4892 Van Gordon #203: ..... 1,800 SF (\$2,800/month MG)



**PROPERTY DESCRIPTION:**

HARD TO FIND INDUSTRIAL FLEX SPACE IN THE NORTHWEST DENVER METRO AREA. ATTRACTIVE INDUSTRIAL PARK. LOCATED ONE BLOCK EAST OF WARD ROAD & 49TH AVENUE IN THE CITY OF WHEAT RIDGE. LOCATED NEXT TO THE WARD ROAD LIGHT RAIL STOP!



**IMPORTANT FEATURES:**

- REMODELED OFFICES
- DRIVE IN LOADING
- CUSTOM DESIGNED OFFICE AREAS
- 200A OF 208V, 3-PHASE ELECTRICAL (STV)
- 14' CLEAR HEIGHT.

**MICHAEL BLOOM**  
REALTY COMPANY



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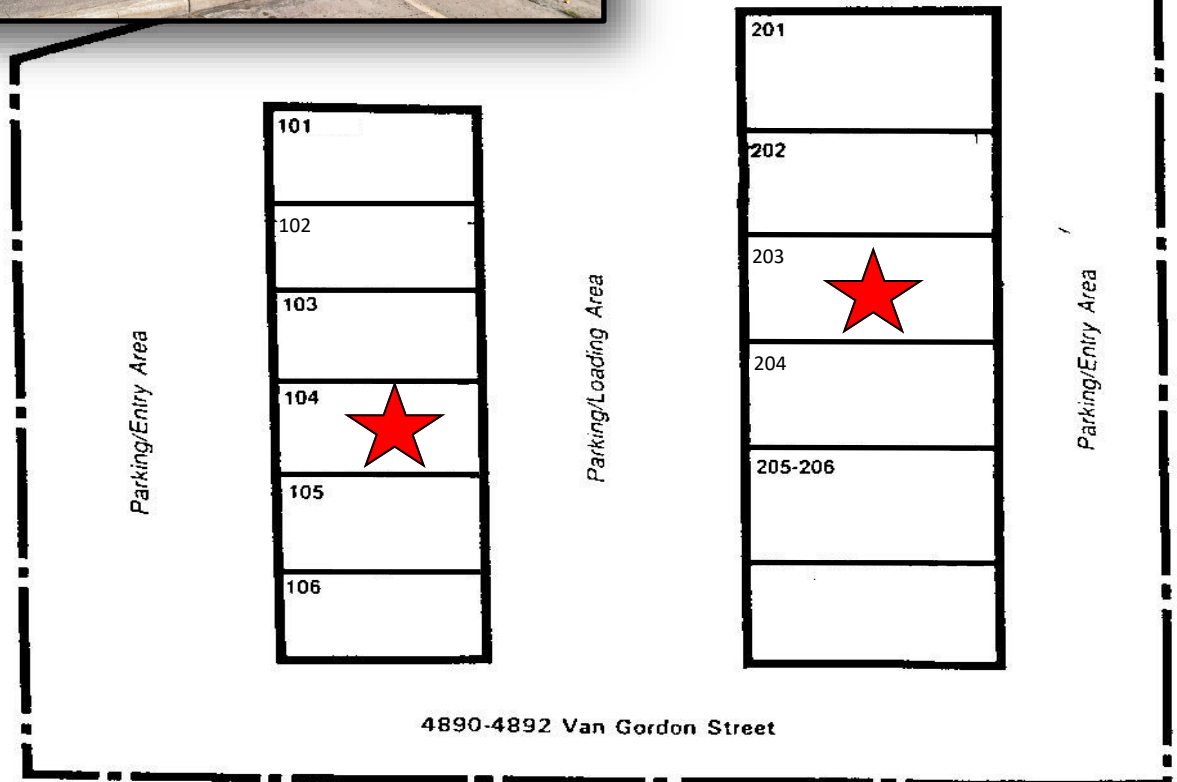
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Availability	Total SF	Office SF	Loading	Power
Unit 104	1,250	300	Drive-In	Three Phase
Unit 203	1,800	800	Drive-In	Three Phase



49th Place

Van Gordon Street



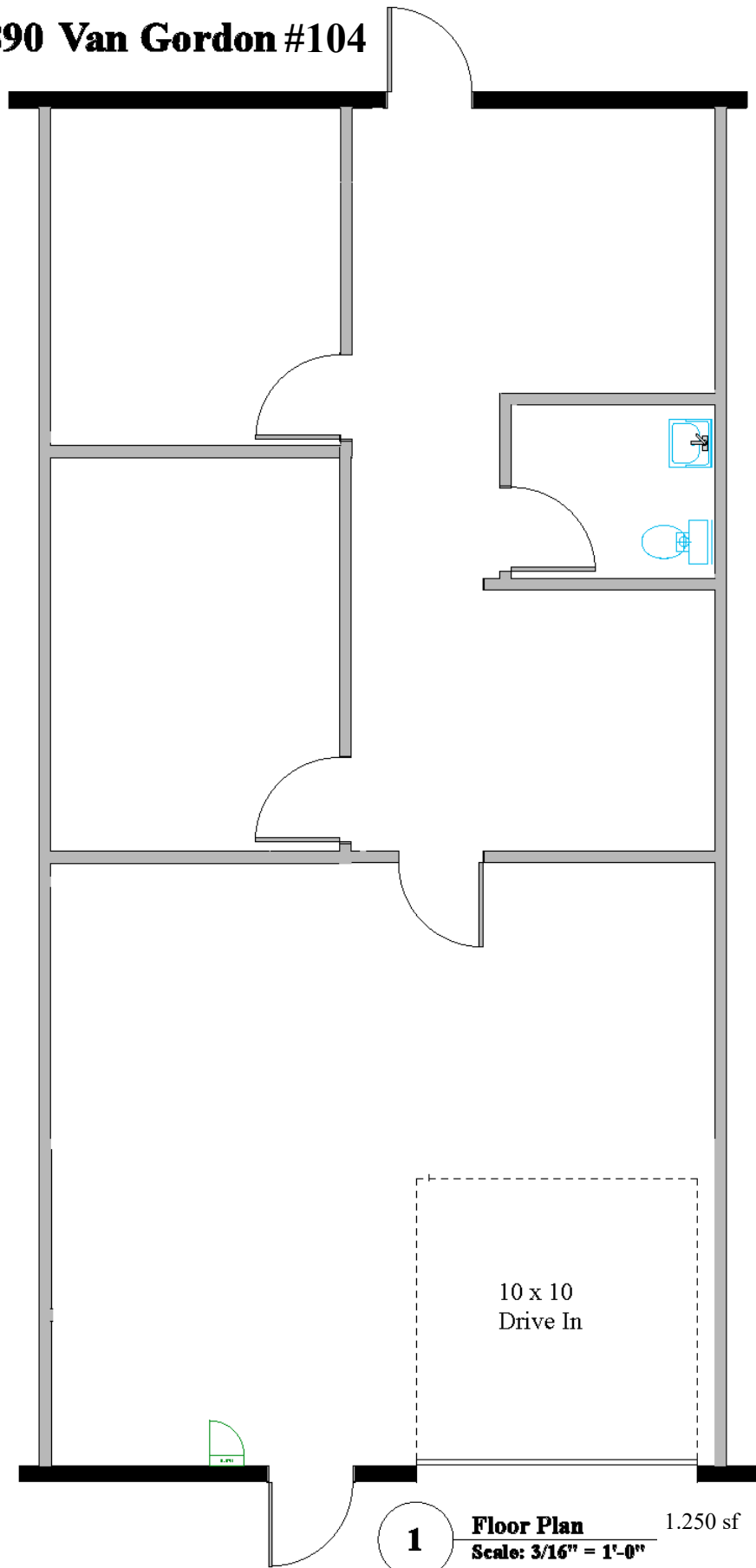
Site Plan

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### 4890 Van Gordon #104



**MICHAEL BLOOM**  
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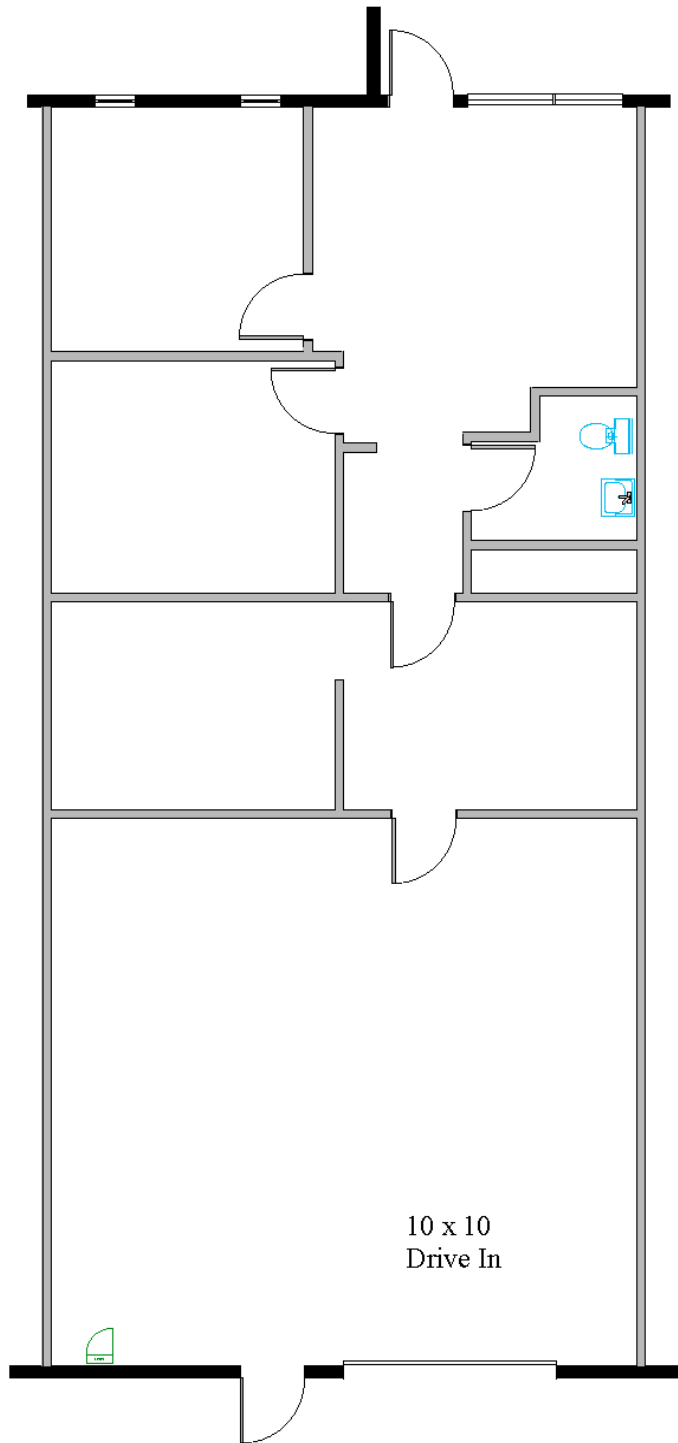
**1** Floor Plan 1,250 sf  
Scale: 3/16" = 1'-0"

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### 4892 Van Gordon #203



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1

**Floor Plan** 1,800 sf  
Scale: 1/8" = 1'-0"

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