

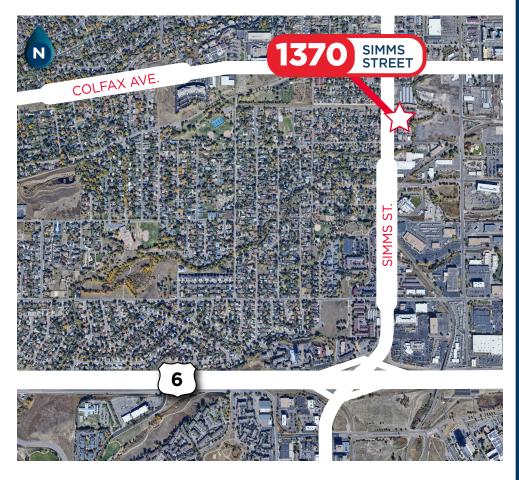
FOR SALE OR LEASE



1370 SIMMS STREET

LAKEWOOD, COLORADO 80401

//PROPERTY OVERVIEW



PROPERTY HIGHLIGHTS

- Site located in the historically tight West Industrial submarket
- Functional warehouse with large storage yard
- Excellent location on Simms with great visibility (2,100 VPD)
- Very Low Mill Levy
- Fully fenced and gated site
- Located in Opportunity Zone
- Potential TOD redevelopment opportunity

Situated in Denver's high-demand West submarket, 1370 Simms offers highly sought-after fenced and gated outdoor storage ideal for IOS users or redevelopment.

The property enjoys excellent access to I-70, I-25 and Highway 6 and is available for immediate occupancy. Features include 9 grade level doors and a low mill levy.

Building Size	12,710 SF
Site Size	2.17 Acres
Loading	Nine (9) Drive-in Doors
Clear Height	14'
Zoning	LI-RD (Lakewood)
Mill Levy	90.4140
Yard	± 1.5 Acres (Fenced & Gated)
Construction	Metal & CMU
2024 Taxes (Est.)	\$42,228.29
Asking Price	\$2,694,520 (\$212/SF)
Lease Rate	Negotiable

//LOCATION OVERVIEW





CONTACT INFORMATION

DREW MCMANUS

Executive Managing Director

+1 303 813 6427

drew.mcmanus@cushwake.com

BRYAN FRY

Senior Director +1 303 312 4221

bryan.fry@cushwake.com

RYAN SEARLE

Senior Director

+1 303 813 6499

ryan.searle@cushwake.com

1401 Lawrence Street, Suite 1100 Denver, Colorado 80202

T +1 303 292 3700

F +1 303 534 8270

cushmanwakefield.com

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