

# INDUSTRIAL/FLEX FOR LEASE

4880 VAN GORDON ST. UNIT 100  
WHEAT RIDGE, CO 80033



720.843.1330 | [www.DigbyCommercial.com](http://www.DigbyCommercial.com)

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## OFFERING SUMMARY

<u>Lease Rate</u>	<u>\$18/SF + Gas &amp; Electric</u>	<u>Loading</u>	<u>1- Drive in (12'W X 14'H)</u>
<u>Unit Sizes</u>	<u>10,528 SF</u>	<u>Power</u>	<u>3P with 2, 400a services (TBV)</u>
<u>Building Size</u>	<u>28,291 SF</u>	<u>Year Built</u>	<u>2019</u>
<u>Clear Height</u>	<u>17' 2" - 18' 2"</u>	<u>Zoning</u>	<u>I-E (Wheat Ridge)</u>
<u>Ceiling Height</u>	<u>22'</u>		
<u>Office to Warehouse</u>	<u>10% O   90% W</u>		
<u>Fully Sprinklered</u>			



# Photos

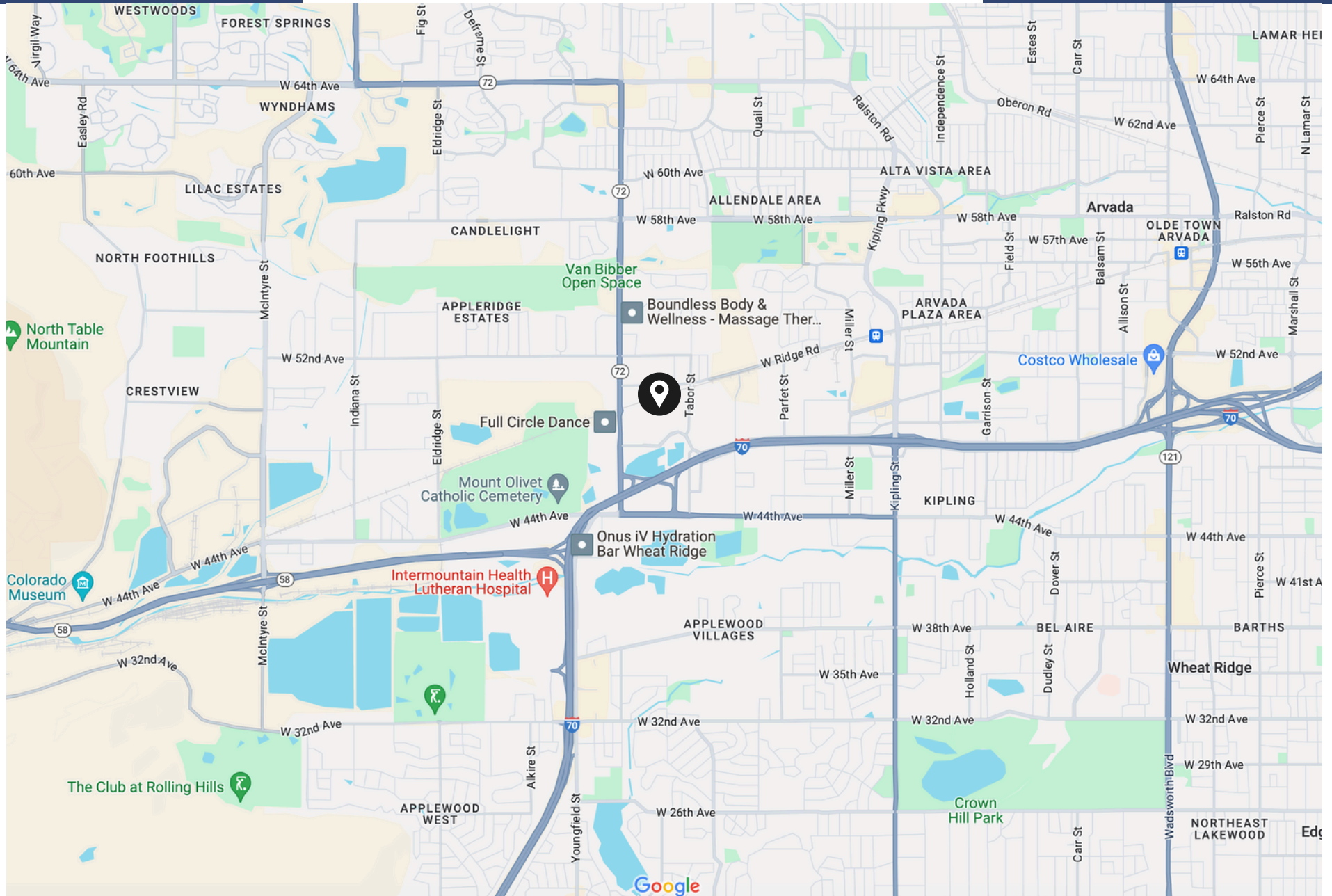
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# Location Map

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