

INDUSTRIAL/FLEX FOR LEASE

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



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OFFERING SUMMARY

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

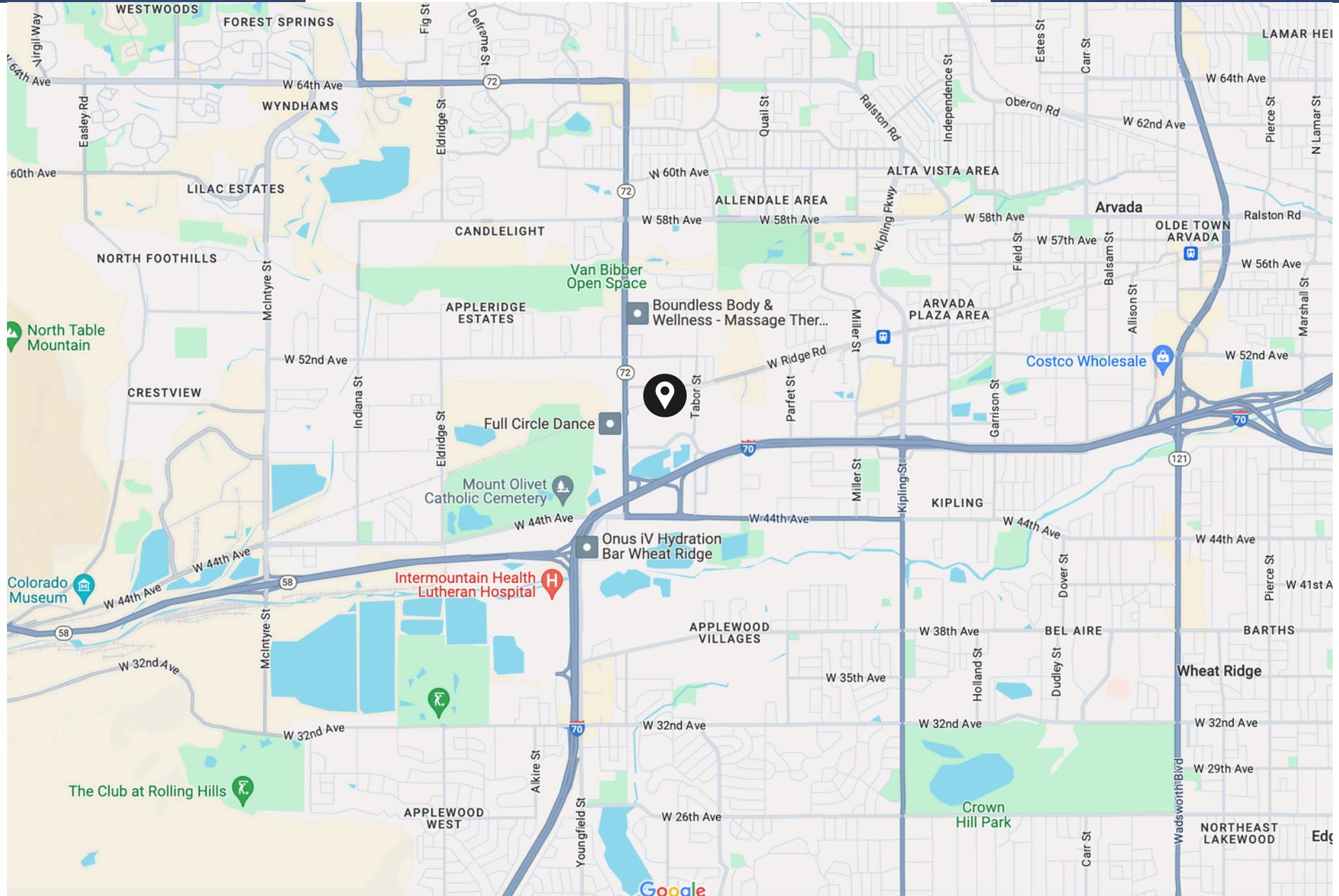
Photos

4880 Van Gordon St.
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Location Map

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