

FOR LEASE

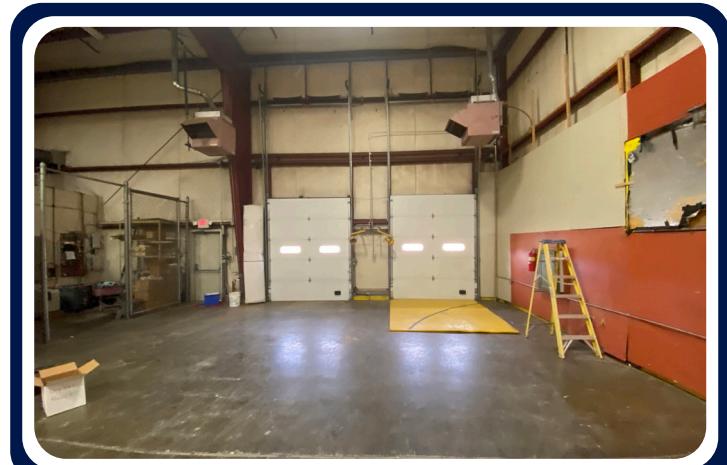
11080 IRMA DRIVE, NORTHGLENN, CO 80233

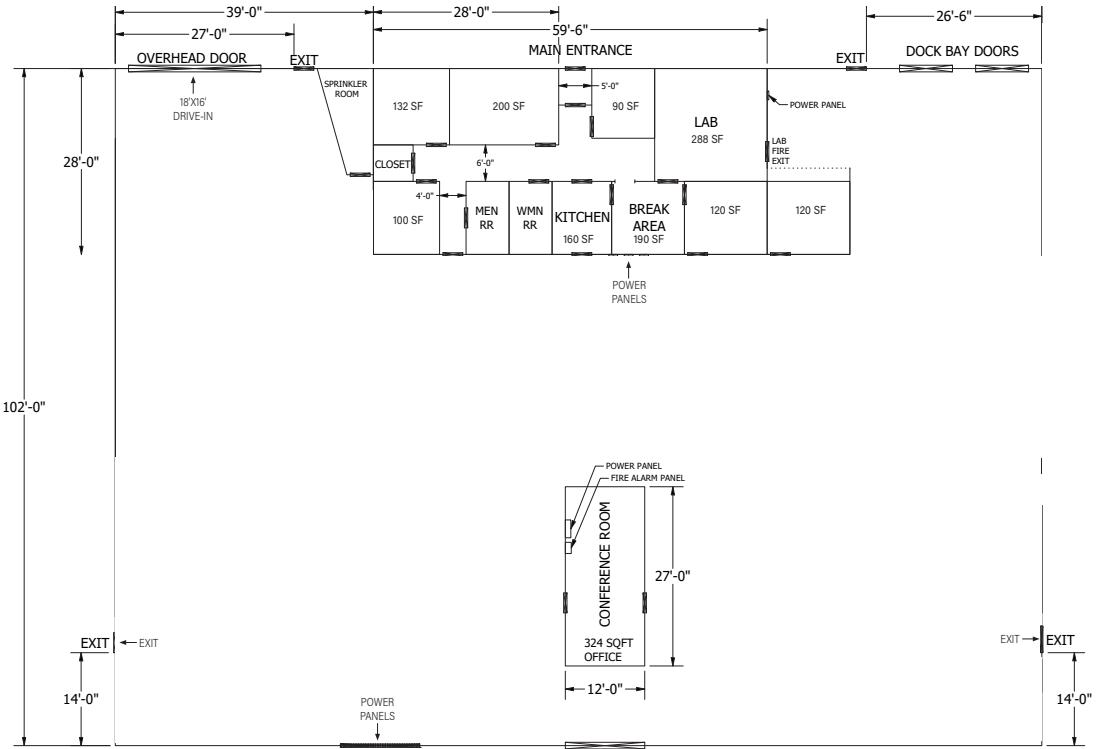
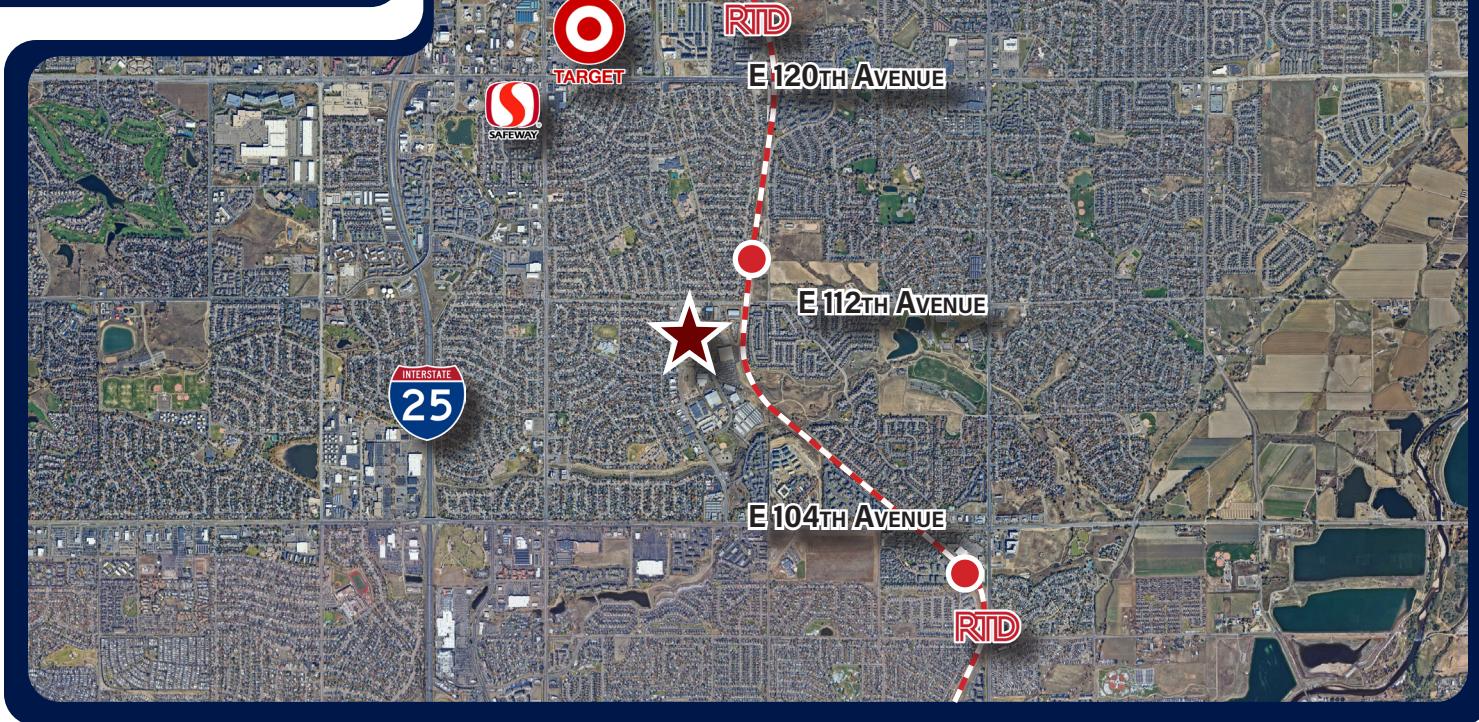


**15,000 RSF MANUFACTURING/OFFICE BUILDING
\$9.00/SF + NNN**

- 2.43 Acre Lot
- 16,800 SF Building (15,000 RSF)
- 24' - 25' Clear Height
- 1 Large (18'x16') Drive-In
- 2 8'x8' Dock Doors with Levelers, Bumpers, and Seals

Total Building Size:	16,800 SF
Rentable SF:	15,000 SF
Year Built:	1985
Zoning:	Industrial (Northglenn)
Property Taxes (2025):	\$73,338.00 (\$4.89/RSF)
CAM & Insurance:	\$2.31/SF
Loading:	1 - 18'x16' Drive-In 2 - 8'x8' Docks
Total Site Size:	2.43 Acres
Clear Height:	24' - 25'





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