

# FOR LEASE

11080 IRMA DRIVE, NORTHGLENN, CO 80233



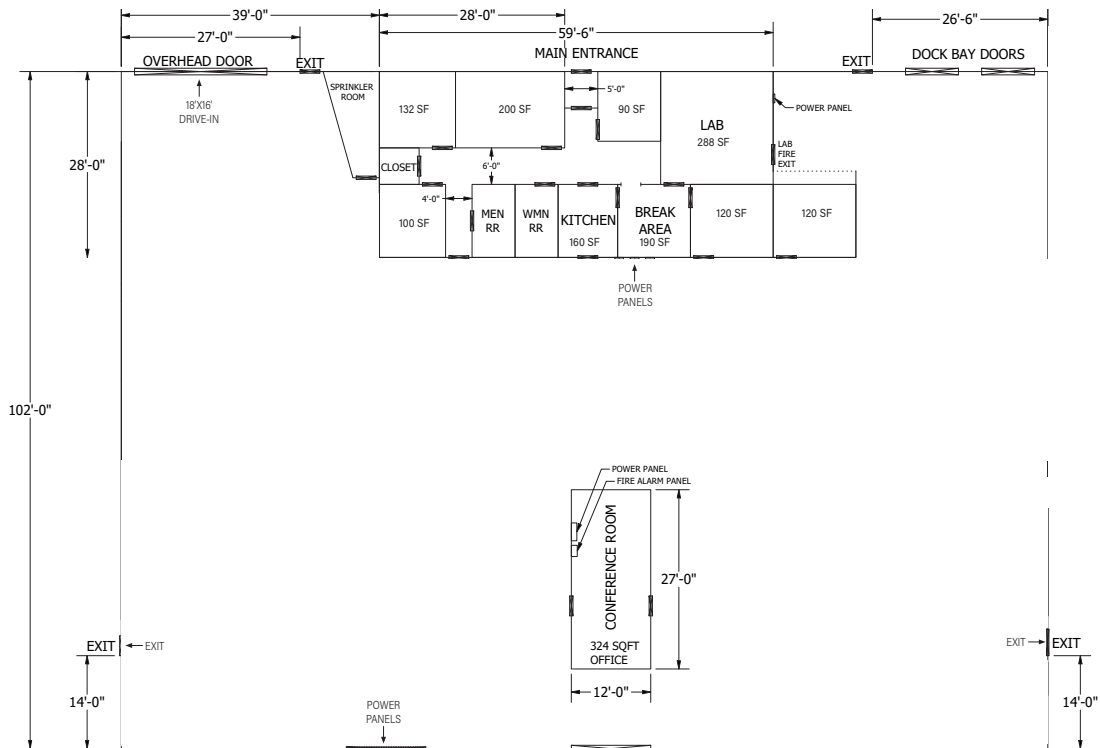
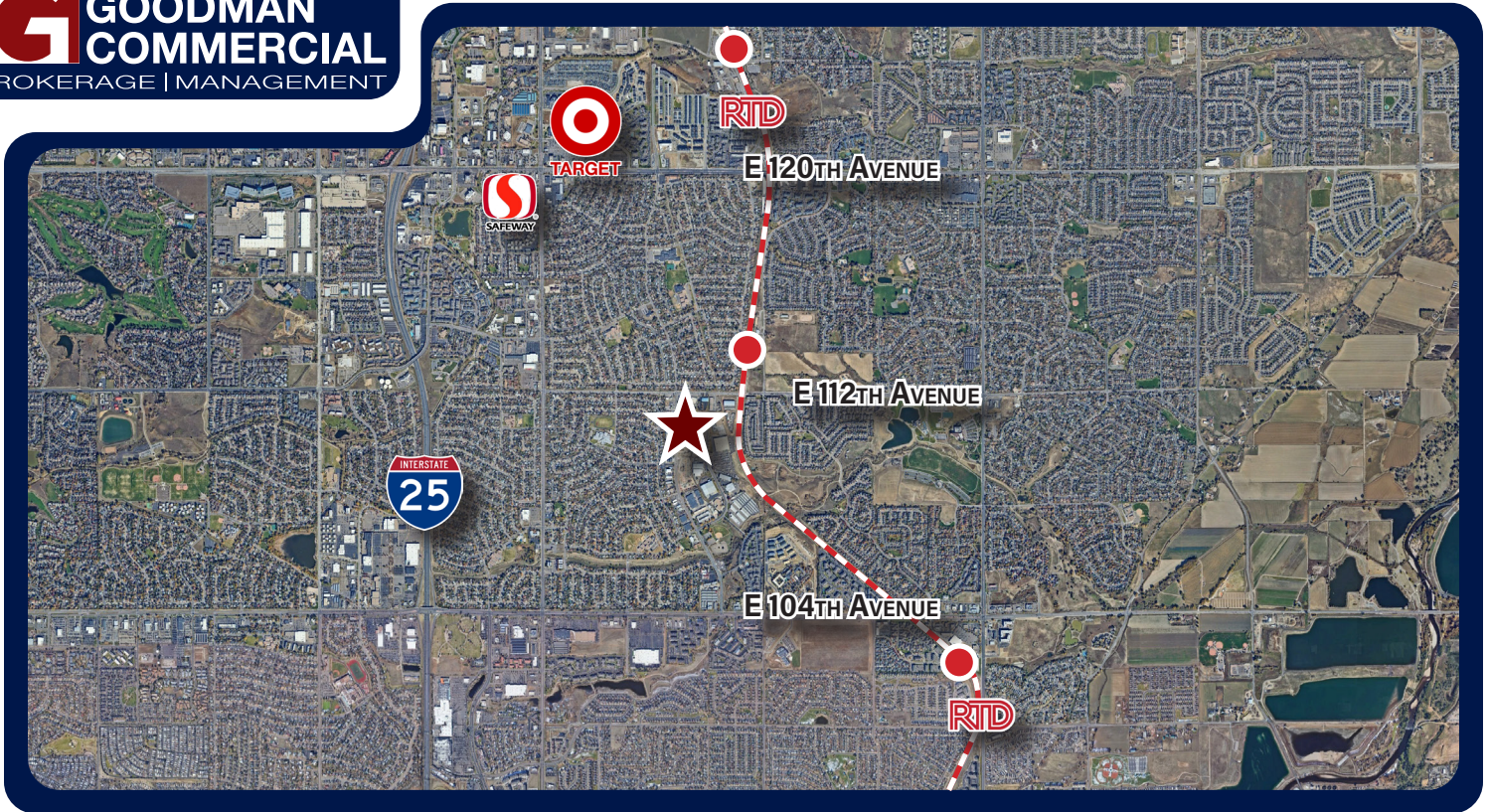
## 15,000 RSF MANUFACTURING/OFFICE BUILDING \$9.00/SF + NNN

- 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'







**MARK GOODMAN, SIOR**

mgoodman@goodmancommre.com  
W 720-440-6270



**DREW GOODMAN, ACoM**

dgoodman@goodmancommre.com  
W 720-440-6270

