

# INDUSTRIAL/FLEX FOR LEASE

4860 VAN GORDON ST.  
WHEAT RIDGE, CO 80033



**DIGBY**  
COMMERCIAL ADVISORS  
720-843-1330



**TANNER DIGBY**  
President  
720.843.1330 Ext. 3  
Tanner@Digbycommercial.com

**Wade Wilson**  
Senior Broker  
720.843.1330 Ext. 1  
Wade@Digbycommercial.com



## OFFERING SUMMARY

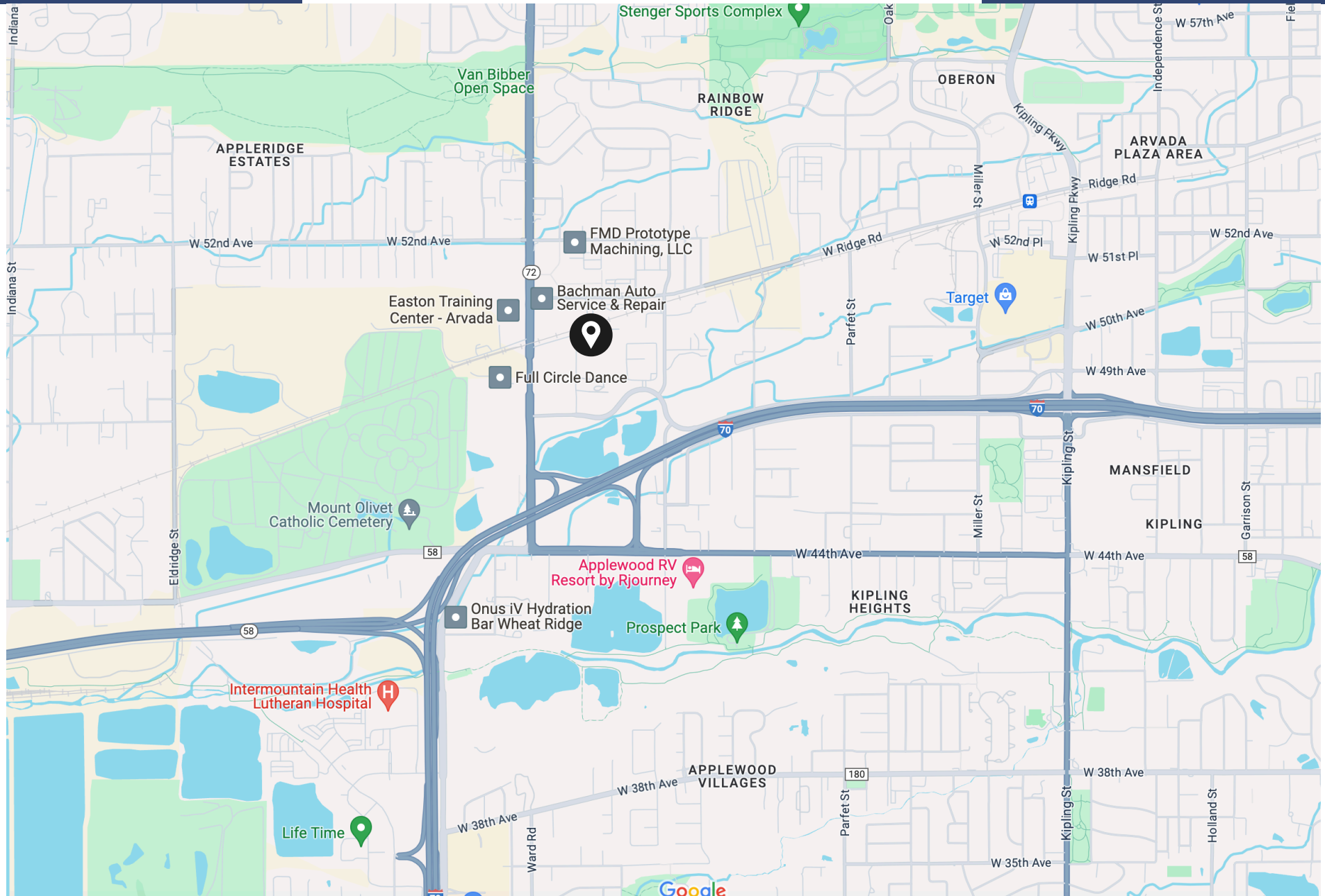
<u>Lease Rate</u>	\$18/SF + Gas & Electric
<u>Unit Size</u>	12,000 SF
<u>Building Size</u>	28,800 SF
<u>Clear Height</u>	13' 8" - 19' 7"
<u>Ceiling Height</u>	22' 8"
<u>Sprinklered</u>	

<u>Loading</u>	1 Drive In (12' W X 14' H)
<u>Power</u>	Heavy- 3p 480v (TBV)
<u>Year Built</u>	2002
<u>Zoning</u>	I-E (Wheat Ridge)
<u>Exhaust Fans</u>	



# Location Map

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720-843-1330 | 15000 W 44th Ave STE C Golden, CO 80403 | [www.DigbyCommercial.com](http://www.DigbyCommercial.com)

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