

INDUSTRIAL/FLEX FOR LEASE

4880 VAN GORDON ST UNITS 100 & 200
WHEAT RIDGE, CO 80033



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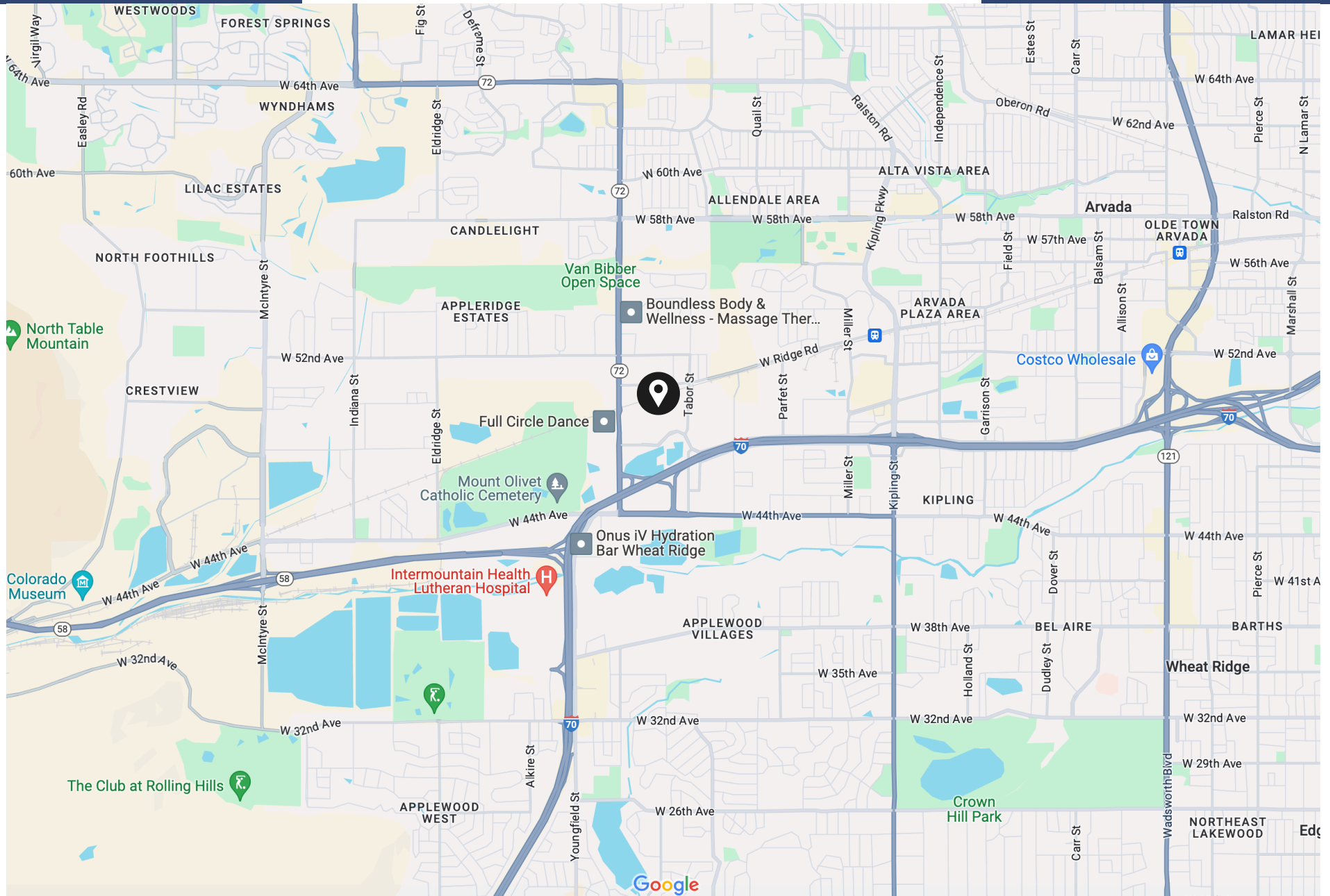
OFFERING SUMMARY

| | | | |
|----------------------------|--------------------------|-------------------|--------------------------------|
| Lease Rate | \$18/SF + Gas & Electric | Loading | 2- Drive ins.(12'W X 14'H) |
| Unit Sizes | 4,500 SF - 14,400 SF | Power | 3P with 2, 400a services (TBV) |
| Building Size | 28,291 SF | Year Built | 2019 |
| Clear Height | 17' 2" - 18' 2" | Zoning | I-E (Wheat Ridge) |
| Ceiling Height | 22' | | |
| Office to Warehouse | 25% O 75% W | | |
| Fully Sprinklered | | | |



Location Map

4880 Van Gordon St.
Wheat Ridge, CO 80033



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