

## **4300 KIPLING STREET** WHEAT RIDGE, CO 80033

**Location:** 4300 Kipling Street,

Wheat Ridge, CO 80033

Available Suite SF: 3,000 SF -

9,000 SF

Market

Building Size: 13,000 SF

Lease Rate:

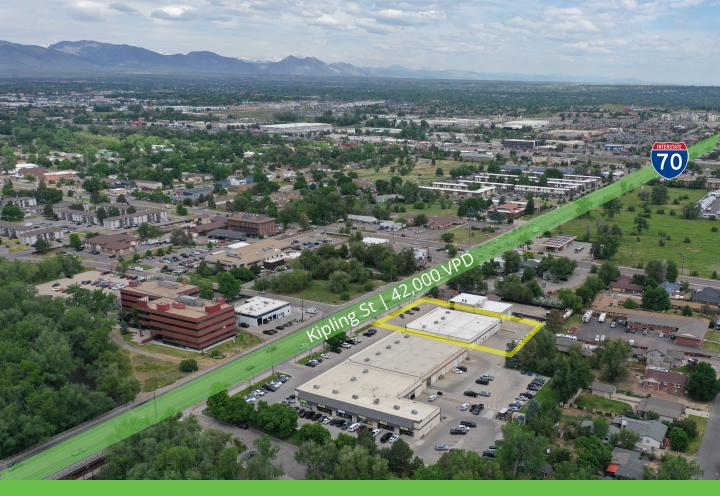
Land Size: 41,652 SF NNN Expenses: \$5.60/SF

(Estimated)

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## **4300 KIPLING STREET** WHEAT RIDGE, CO 80033

- High traffic location with 42,000 VPD (CoStar.com)
- High visibility property with signage available on the building and pole sign
- 52 off-street parking spaces available
- Multiple 12' tall drive-in loading doors in back
- Combination of dropped ceiling and open ceiling with 16' clear
- Quick access to I-70

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