

INDUSTRIAL / WAREHOUSE FOR SALE
SMALL OFFICE / WAREHOUSE

11575 W. 13TH AVENUE, LAKEWOOD, CO 80215

TREVEY
COMMERCIAL

SMALL YARD WITH OUTDOOR STORAGE



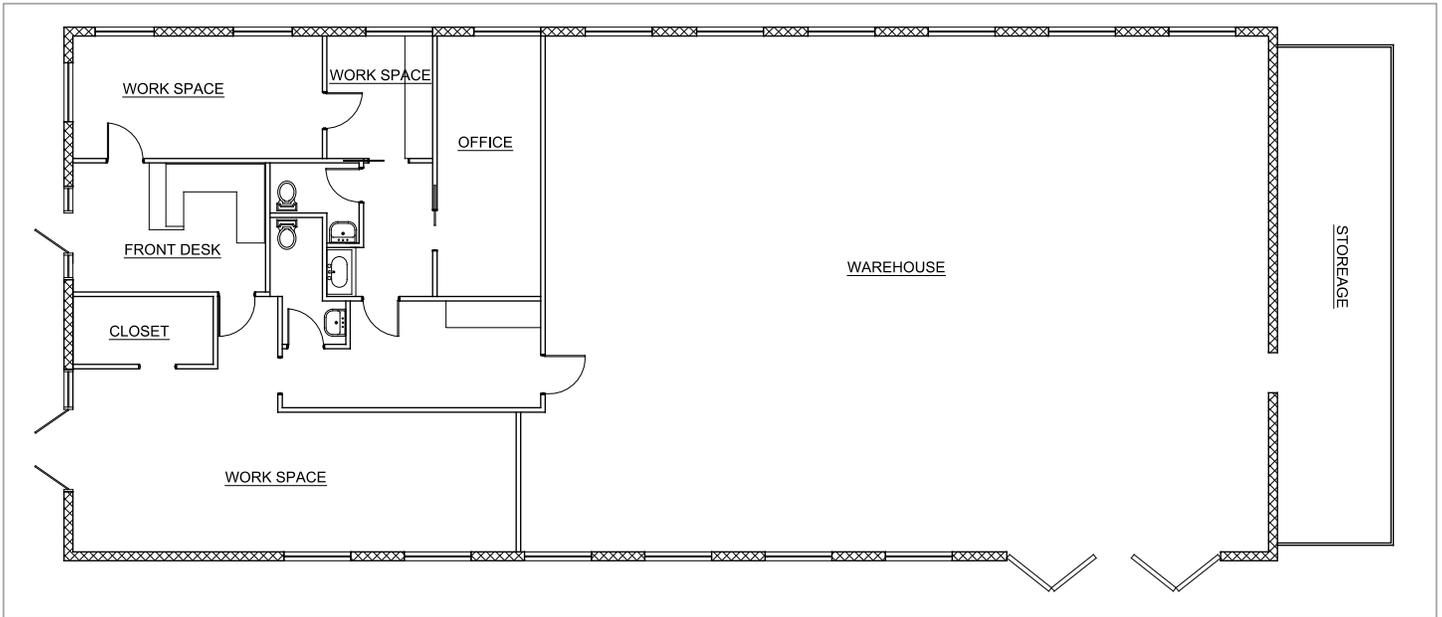
PROPERTY FEATURES

- Prime Office / Warehouse Property For Sale with Covered Outdoor Storage
- Ideal for Owner-Users, Trade Contractors, or Service-Oriented Businesses
- Functional Building with Secured Yard
- Strategically Located Near US-6 & I-70 with Strong Regional Connectivity
- Excellent Lakewood Location in Highly Sought After Western Sub-market Benefiting from Proximity to High-Volume Regional Corridors
- Covered, Fenced Outdoor Storage
- Flexible Layout with Ample Parking & Easy Access

PROPERTY DETAILS

AVAILABLE	±3,820 SF on 0.24 AC
SALE PRICE	\$1,400,000.00
TAXES	\$35,148.40 (2025)
CLEAR HEIGHT	±11'
PARKING	2.3:1,000 (9 Surface Spots)
POWER	TBV (To be Verified by an Electrician)
ZONING / USE	Industrial (General)
UTILITIES	Xcel Energy
WATER / SAN	Consolidated Mutual Water / NW Lakewood Sanitation
CITY / COUNTY	Lakewood / Jefferson County

FLOOR PLAN



REGIONAL AERIAL



TREVEY COMMERCIAL

www.trevey.com
303-841-1400

NICK BEACH
V.P. Sales & Leasing
nbeach@trevey.com
C: 719-237-0880

NICK STEITZ
S.V.P. Sales & Leasing
nsteitz@trevey.com
C: 720-244-2080

BROKERAGE DISCLOSURE

Information contained herein has been obtained from sources believed reliable; however, no guarantee, warranty, or representation is made as to its accuracy. All information, including price and terms, is subject to change without notice. Please verify all information prior to reliance.