



FOR LEASE—Light Industrial/Flex/Warehouse/With Secure Yard
8000 West Colfax Avenue, Lakewood, CO 80214
GREAT ACCESS ON WEST COLFAX

\$11.00RSF/YEAR NNN

3,945 RSF

Open Floor Plan w/Roll-Up Door

1,080 RSF

Secure Outside Storage



Property Highlights

- M-G-T Zoning allows for diverse uses by right (see below)
- Light industrial, production, retail, warehouse, distribution, secure outside storage
- 800 amps, 240 watts, 3-phase power
- High-ceiling, open warehouse/production area
- 3:1000 SF parking ratio; ample free onsite and on-street parking



Property is located in the 40 West Arts creative district along historic West Colfax Avenue, with hundreds of free art events and installations designed to engage the community. It also includes the 40 West ArtLine (40WestArtLine.org), a four-mile walkable, bikeable outdoor arts experience.

The district draws more than 100,000 annual visitors to district venues, \$1,000,000+ in artist/creative opportunities since inception, 300% growth in creative enterprises/jobs since 2014. 40westarts.org



GREAT LOCATION FOR TRANSIT

- 14 Minutes to downtown Denver - 35 Minutes to Denver Int'l Airport
 - Bus stop on the corner
- 0.5 miles to Lakewood-Wadsworth Light Rail Station

Traffic Volume West Colfax Avenue Date — 26,777, 2022 — *Data Costar*

For more information:

Wendy Weiss, Broker Associate, 303-748-7481 Cell |wendyww@currentcre.com
 Keller Williams Commercial | Keller Williams Realty Urban Elite, 3550 W 38th Ave. #20, Denver, CO 80211

Cleve Schenck, Broker, 303-881-5293 Cell |cleveschenck@outlook.com
 Performance Brokers Inc, 6333 Annapurna Drive, Evergreen, CO 80439

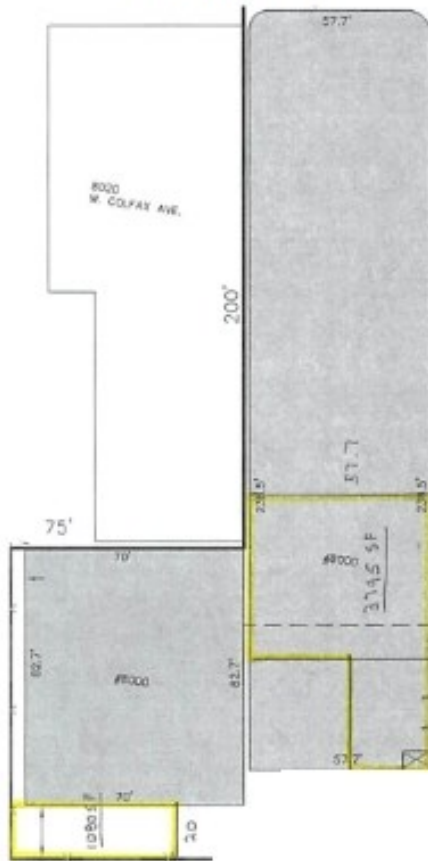
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FOR LEASE

8000 West Colfax Avenue, Lakewood, CO 80214 DISTINCTIVE PROPERTY WITH GREAT ACCESS

8000 West Colfax
Floor Plan - Unit B



East Side of Property



South Side of Property Fenced Storage and Dock



Warehouse/Production Area w/Dock Door

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FOR LEASE

**8000 West Colfax Avenue, Lakewood, CO 80214
DISTINCTIVE PROPERTY WITH GREAT ACCESS**

M-G-T ZONING USES

<p>Permitted Land Uses</p> <p>Permitted as a use by right.</p>	<p>Attached Dwelling Unit Multifamily Group Home (1-8 client residents) Group Residential Facility</p> <p>Bar Club, Lodge, or Service Organization Day Care Facility, Adult or Child Emergency Medical Facility Entertainment Facility, Indoor Fitness or Athletic Facility, Private Gallery or Studio Hotel Manufacturing, Light Mortuary Motel Motor Vehicle Sales, Indoor Office Parking, Stand-Alone, Structured Horticulture</p>	<p>Personal Service Restaurant Retail</p> <p>Community Building Convention or Exposition Center Park Religious Institution School, Public or Private School, Vocational or Trade Transportation Facility, Public University or College Utility Facility, Minor</p> <p>Home Business, Major</p> <p>Wireless Communications Facility Stealth New Freestanding Structure ≤ 60 ft. in height</p>
<p>Limited Land Uses</p> <p>Permitted as a use subject to compliance with any supplemental standards identified in Section 17.4.3.</p>	<p>Accessory Dwelling Unit Adult Business Animal Care, Indoor Contractor Shop Medical Marijuana Business Motor Vehicle Rental or Leasing Motor Vehicle Sales, Outdoor Motor Vehicle Service Car Wash Minor</p>	<p>Parking, Stand-Alone, Surface Pawnbroker Rental, Service, or Repair of Large Items</p> <p>Apiaries Community Garden</p> <p>Temporary Use, Short-term</p>
<p>Special Land Uses</p> <p>Permitted with a special use permit, subject to compliance with Section 17.4.3.</p>	<p>Shelter Entertainment Facility, Outdoor Mini-Warehouse or Storage Motor Vehicle Service Major Fueling Station Vehicle Dispatch Facility</p>	<p>Hospital Utility Facility, Major Temporary Use, Long-term</p> <p>Wind-Powered Electric Generator, Freestanding</p> <p>Wireless Communications Facility, > 60 ft. in Height</p> <p>Solar Garden</p>
<p>Accessory Land Uses</p> <p>Only permitted as accessory to a permitted use, subject to compliance with Section 17.4.3.</p>	<p>Storage, Outdoor Construction or Sales Trailer Outdoor Display Home Business, Minor</p>	<p>Satellite Dish Antenna Solar Collection System</p> <p>Wireless Communications Facility, Existing Structures Building Facade Mounted Roof Mounted Other Freestanding Support Structure</p>

Land use definitions can be found in Article 14 of the [Zoning Ordinance](#).

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