



Ideal owner/user industrial condo

- Two story industrial condo
- Corner unit with 11 deeded parking spaces
- Fully conditioned warehouse with sprinklers and LED lighting
- Second floor office space includes a large conference room, fully equipped kitchen, and large restroom with a shower
- Well-located in Lakemont Landing at Ward Road and Interstate 70

Size	5,212 sf
Sale price	\$1,460,000
Lease rate	\$11.50/sf NNN
NNN	\$7.55/sf
Warehouse / office	2,812 sf / 2,400 sf
Taxes	\$26,564.55 (2024)
Power	400a/208v 3 phase
County	Jefferson
Zoning	Industrial I-G

Get more information

Dawn McCombs
Principal, Industrial Services
+1 720 508 8110
dawn.mccombs@avisonyoung.com

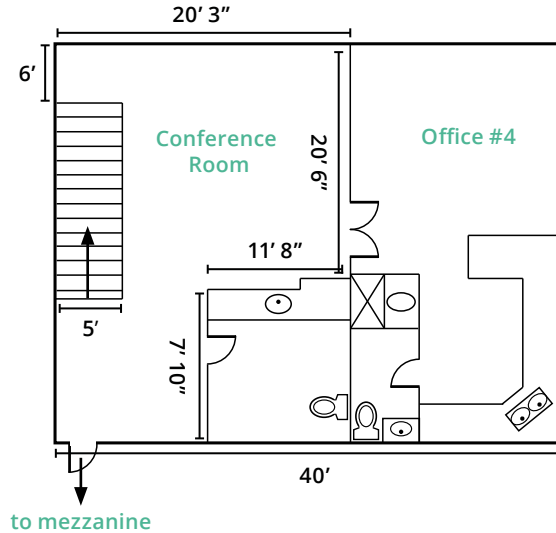
Ryan Almaleh
Vice President, Industrial Services
+1 303 390 0961
ryan.almaleh@avisonyoung.com

Unit 127-128

5,212 sf

Space configuration includes:

- (4) private offices
- (4) private restrooms
- Conference room
- Reception area
- Kitchen
- 18' clear height
- Structural mezzanine with lift gate and rated for 125 lbs/sf

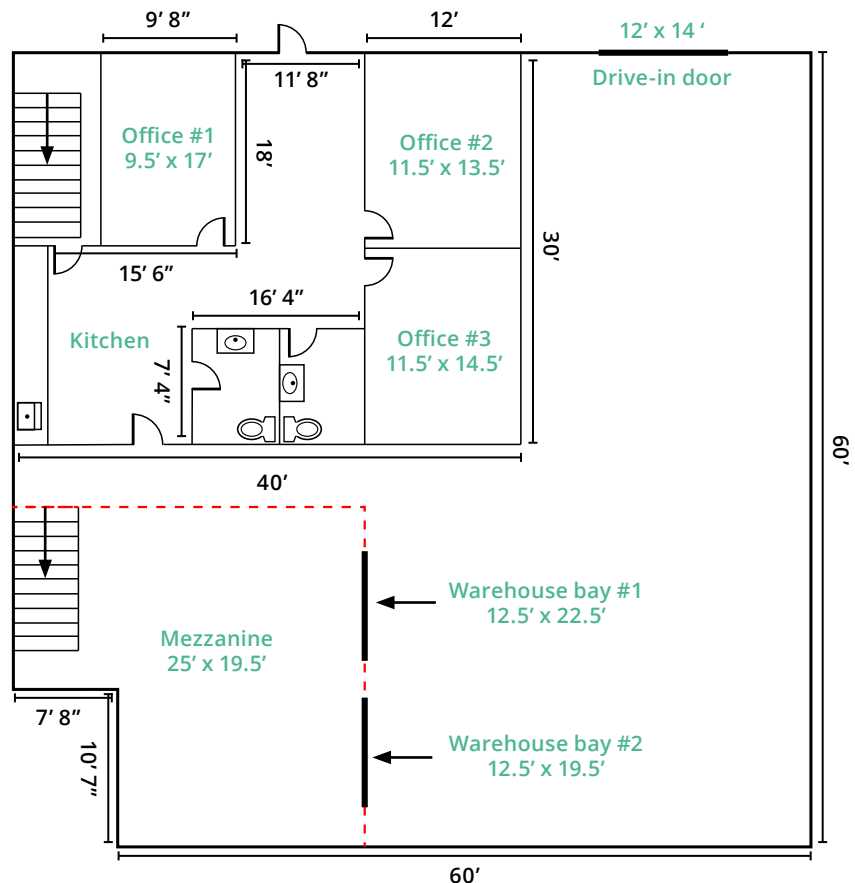


Upper level

- 2,400 sf office

Lower level

- 2,812 sf warehouse



**Get more
information**

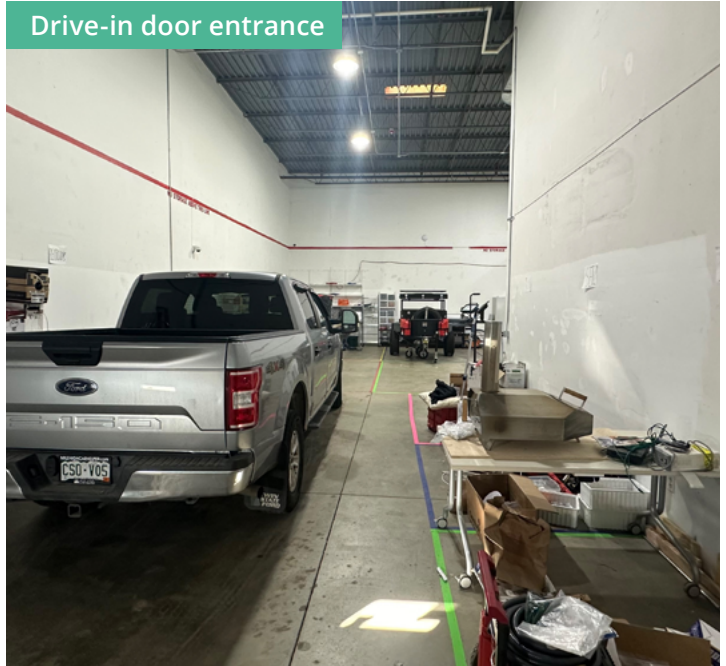
Dawn McCombs
Principal, Industrial Services
+1 720 508 8110
dawn.mccombs@avisonyoung.com

Ryan Almaleh
Vice President, Industrial Services
+1 303 390 0961
ryan.almaleh@avisonyoung.com

Kitchen



Drive-in door entrance



Warehouse



Office #1



**Get more
information**

Dawn McCombs
Principal, Industrial Services
+1 720 508 8110
dawn.mccombs@avisonyoung.com

Ryan Almaleh
Vice President, Industrial Services
+1 303 390 0961
ryan.almaleh@avisonyoung.com



Office #4



Mezzanine



Warehouse bays & mezzanine



Conference room

**Get more
information**

Dawn McCombs
Principal, Industrial Services
+1 720 508 8110
dawn.mccombs@avisonyoung.com

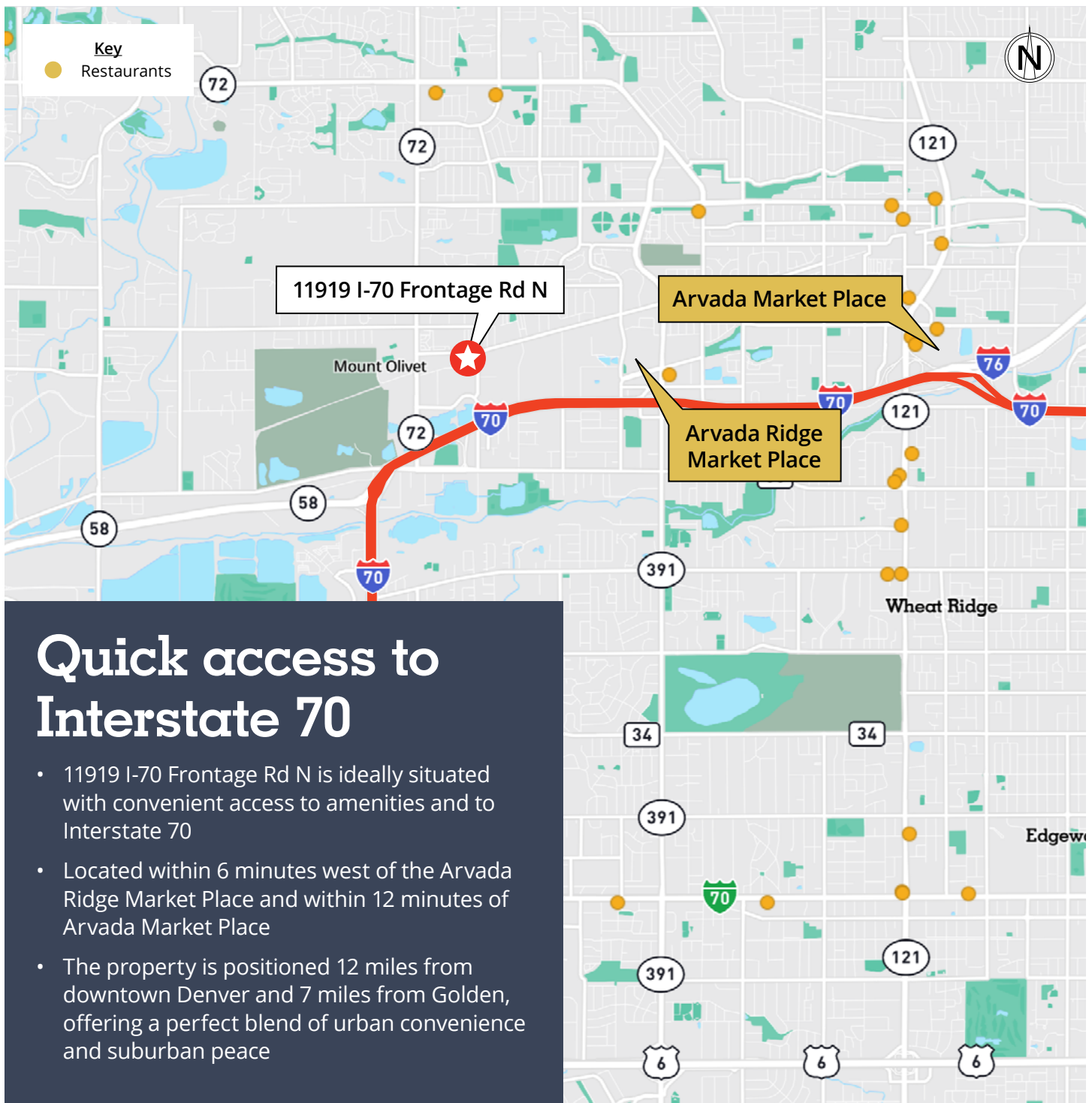
Ryan Almaleh
Vice President, Industrial Services
+1 303 390 0961
ryan.almaleh@avisonyoung.com



**Get more
information**

Dawn McCombs
Principal, Industrial Services
+1 720 508 8110
dawn.mccombs@avisonyoung.com

Ryan Almaleh
Vice President, Industrial Services
+1 303 390 0961
ryan.almaleh@avisonyoung.com



**Get more
information**

Dawn McCombs
Principal, Industrial Services
+1 720 508 8110
dawn.mccombs@avisonyoung.com

Ryan Almaleh
Vice President, Industrial Services
+1 303 390 0961
ryan.almaleh@avisonyoung.com