



WAREHOUSE W/ YARD FOR LEASE

1135 Depew Court

1135 Depew Court | Lakewood, CO 80214



CONTACT:

BRAD GILPIN

SENIOR VICE PRESIDENT

303.512.1196

bgilpin@uniqueprop.com

UNIQUE PROPERTIES
400 S. BROADWAY
DENVER, CO 80209
(p) 303.321.5888
(f) 303.321.5889

WWW.UNIQUEPROP.COM



OFFERING SUMMARY

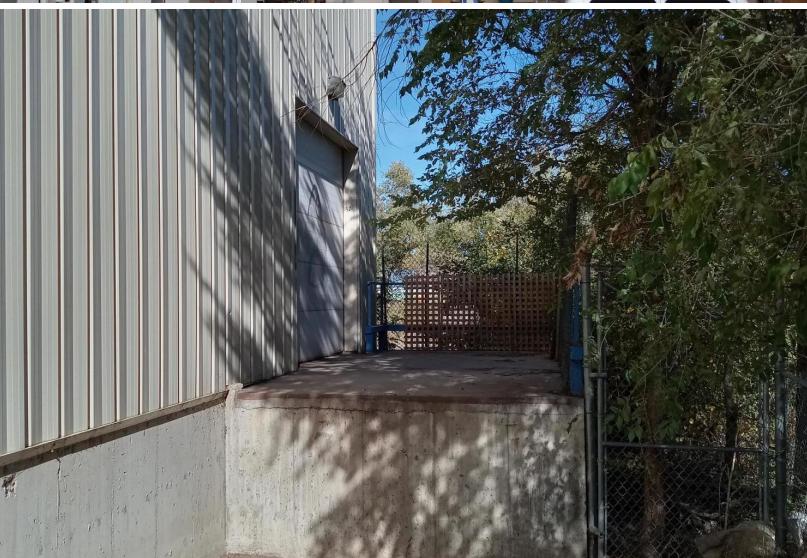
Available SF:	6,000 SF
Lease Rate:	\$8,000.00 per month (MG)
Lot Size:	Approx. 16,000 SF
Building Size:	6,000 SF
Grade Level Doors:	2
Dock High Doors:	1
Ceiling Height:	27.0 FT
Year Built:	1997

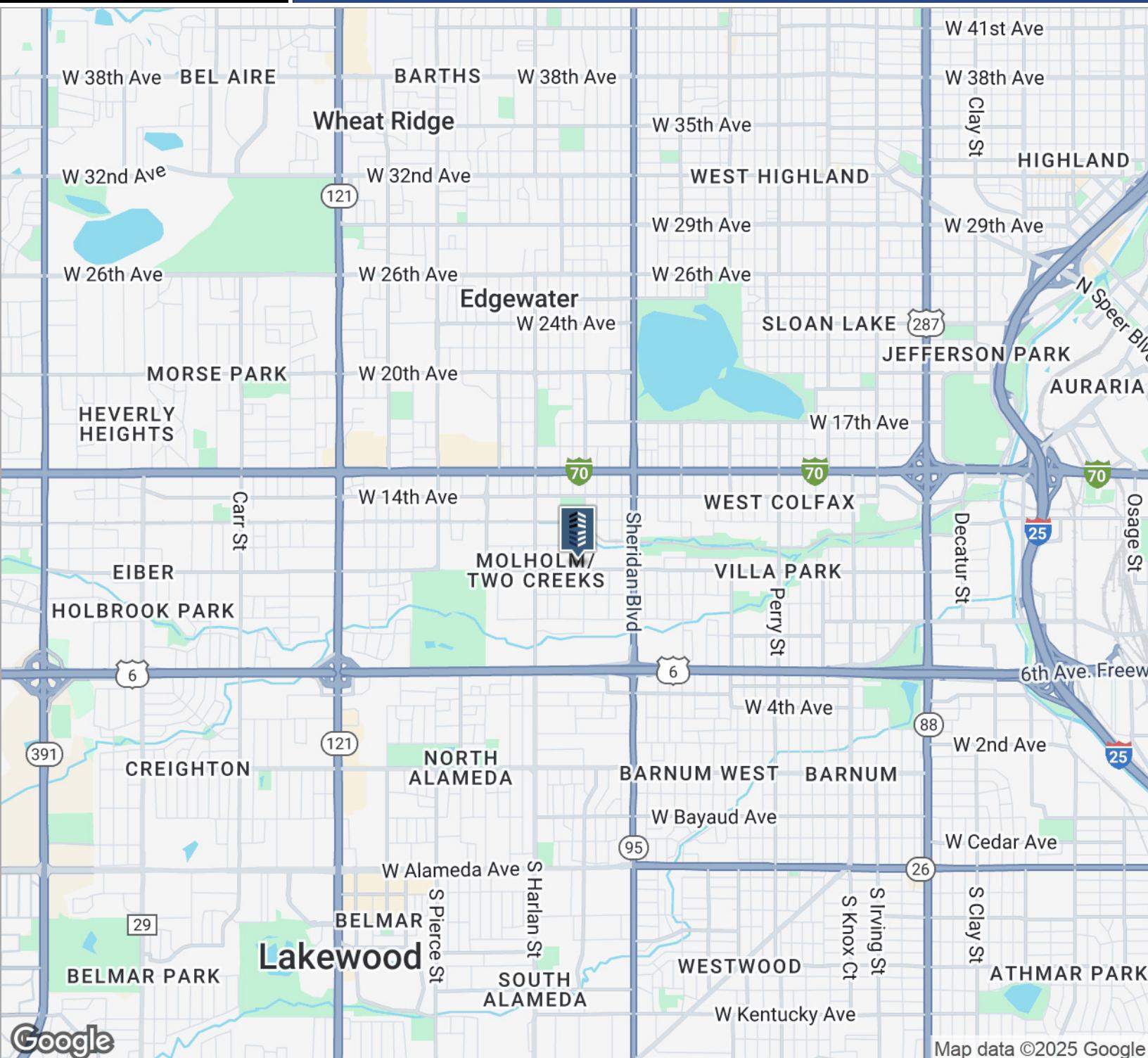
PROPERTY HIGHLIGHTS

- 6,000 SF warehouse available for lease
- Lease rate reduced to just \$8,000/mth
- Approximately 10,000 SF of fenced storage yard
- 19'-27' clear warehouse area with a 3-ton bridge crane
- Two 12'x16' Drive in Doors and a 10'x0' dock door (external platform) - all have automatic openers
- 3 Phase 400 Amp 480 Volt Power (to be verified by an electrician)
- Warehouse area has both radiant heating and swamp cooling



6,000 SF WAREHOUSE W/ YARD





CONTACT:

BRAD GILPIN

SENIOR VICE PRESIDENT

303.512.1196

bgilpin@uniqueprop.com

The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.