

**FOR LEASE OR FOR SALE**  
**INDUSTRIAL / FLEX**

**PEAK**  
CRE

**11111 W. 8<sup>th</sup> Ave. Unit E**  
**Lakewood 80215**

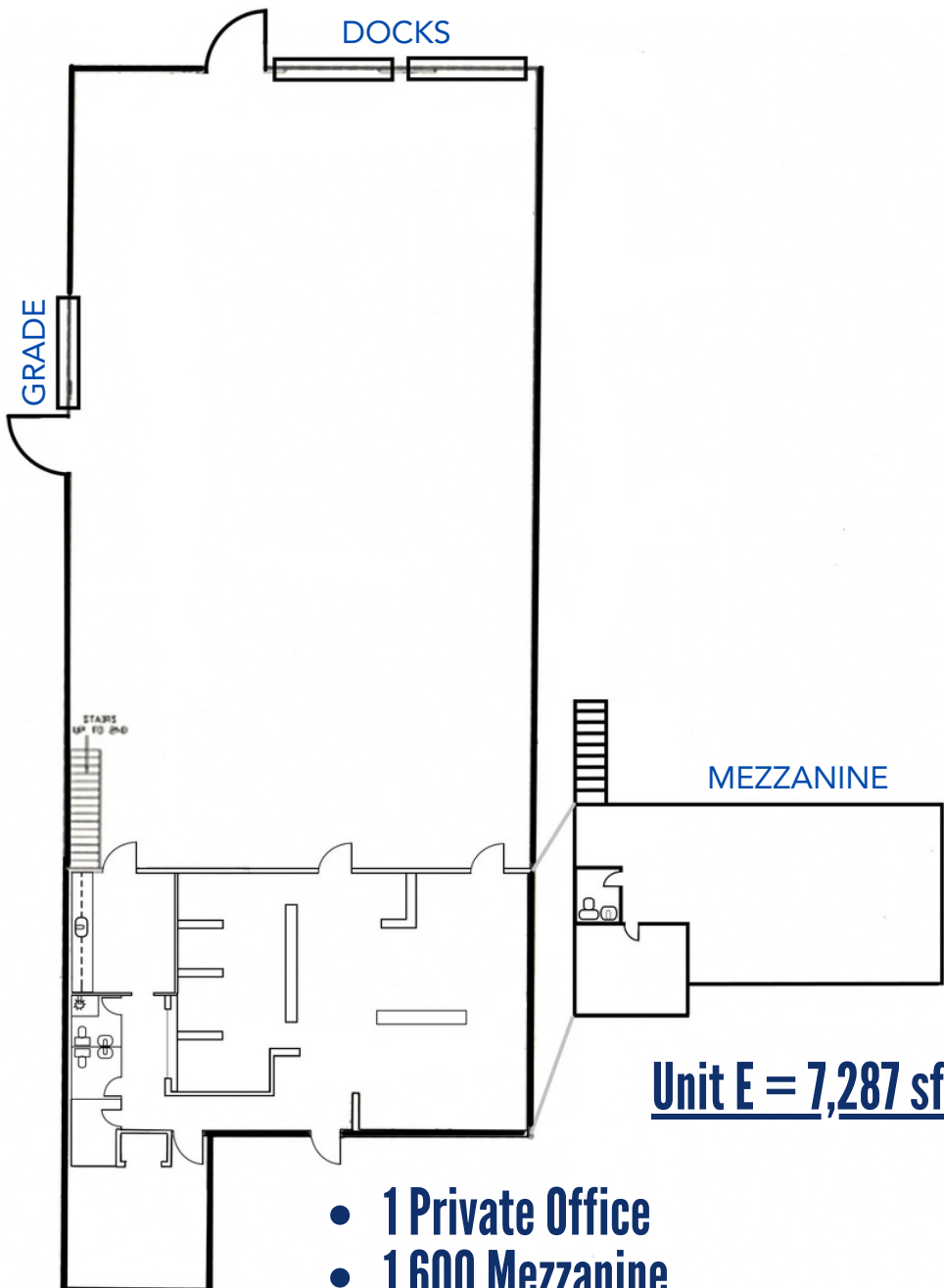


## Leasing Specifications

|               |                                    |
|---------------|------------------------------------|
| Sale Price:   | \$1,850,000 (254/sf)               |
| Lease Rate:   | \$13.50/sf NNN                     |
| Utilities:    | Paid by Tenant                     |
| SF Available: | 7,287 sf                           |
| Office SF:    | 1,558 sf                           |
| Warehouse SF: | 4,129 sf                           |
| Mezzanine SF: | 1,600 sf                           |
| Loading:      | 1 Drive in Door + 2 Dock High Door |
| Clear:        | 16'                                |
| Sprinklers:   | No                                 |

**MAP**





- 1 Private Office
- 1,600 Mezzanine
- 3 Gas Forced Overhead Heaters in W/H
- 3 Restrooms
- 1 Shower
- 1 Private Office w/ Windows
- 3 Cube Areas
- New Parking Lot (Aug.26)
- Power to be Verified

## PROPERTY HIGHLIGHTS

ABUNDANT FOOD AND RETAIL OPTIONS NEARBY

CLOSE PROXIMITY TO 6<sup>TH</sup> AVE

LESS THAN 5 MIN COMMUTE TO FOOTHILLS



LESS THAN 20 MIN COMMUTE TO CBD



RESTROOMS IN SUITE



AMPLE PARKING



LOW COMMON AREA EXPENSES

