



**1.3 ACRE FENCED OUTDOOR STORAGE**

## **3,000 - 6,000 SF INDUSTRIAL WAREHOUSE FOR LEASE**

Lease Rate: \$15.00/SF NNN | NNN Expenses: \$4.38/SF

### **PROPERTY FEATURES**

<b>Building Size</b>	12,000 SF
<b>YOC</b>	1984
<b>Electrical</b>	200 Amps, 3-phase (per unit)
<b>Loading</b>	(4) 12' x 14' Overhead doors
<b>Clear Height</b>	16'
<b>Tenancy</b>	Multiple

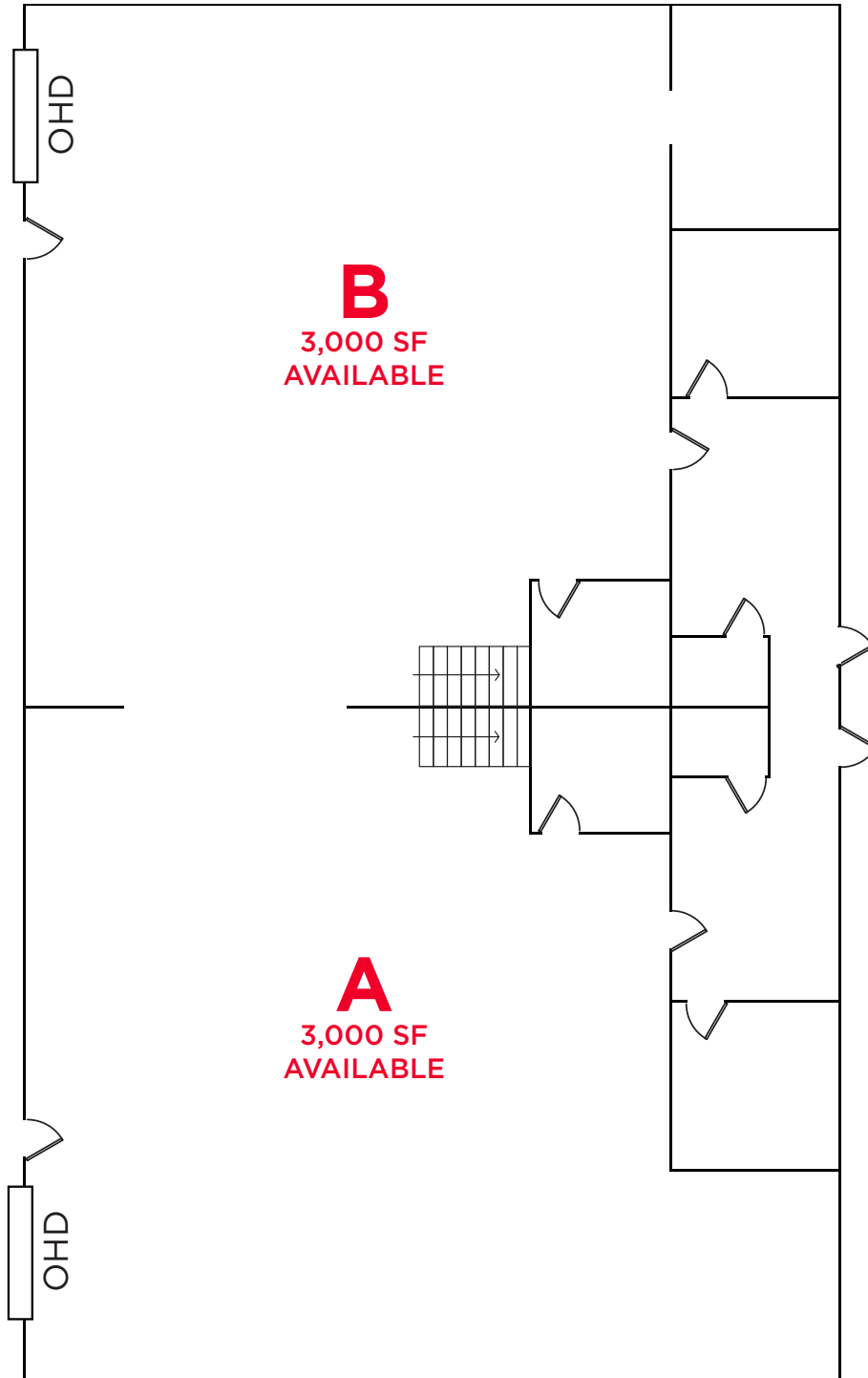
### **PROPERTY HIGHLIGHTS**

- Available June 1, 2025
- One 12' x 14' overhead door, office and private restroom in each unit
- Floor drains
- Overhead gas heat

<b>TRAFFIC COUNTS</b>		Costar, 2024
Intersection	Vehicles Per Day	
US Highway 85 @ E. 168th Avenue	30,709	
US Highway 85 @ Colorado Road 2 ½	27,768	
East 168th Avenue @ Ida Street	8,655	

	<b>DEMOGRAPHICS</b>			Costar, 2024
	1 Mile	3 Miles	5 Miles	
2023 Population (Pop.)	3,579	30,429	56,030	
2028 Projected Pop.	3,561	30,782	57,990	
2023 Households (HH)	972	10,186	18,902	
Avg. HH Income	\$73,990	\$96,525	\$107,712	

**FLOOR PLAN**



**PROPERTY PHOTOS**





**1.3 Acre Fenced  
Outdoor Storage**  
\*can be divisible

**168TH AVE.**

**N 5TH AVE.**

**85**

**MAIN ST.**

**N**

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