

**FOR LEASE  
\$10.00 NNN**



**11055 LEROY DR**

**Northglenn, CO 80233**

### PROPERTY HIGHLIGHTS

- Over 2 Acres of outside storage
- Wide range of uses with IN Zoning
- Multiple Dock-high, Drive-ins
- 700 A 3-PH 480V
- Additional structural second floor for storage or other uses



AVAILABLE SF

12,231 -  
58,687 SF



LOT SIZE

4.3 ACRES



NNN'S

\$3.44 (2023)



YEAR BUILT

1975



ZONING

IN



CLEAR HEIGHT

22 FT

### PROPERTY DESCRIPTION

Unique Warehouse/Manufacturing Property with huge 2+ Acre outside storage yard. Easy access to I-25 with 700 Amps of 480V 3-Phase power. With multiple drive-in doors and dock-high doors available. With over 22 feet of clear height and a structural second floor for additional uses, this property is functional for many Tenants.

Madison Commercial Properties  
501 S Cherry St. Suite 350 | Denver, CO 80246  
720.441.1460 | madisoncommercial.com



# LOCATION MAP



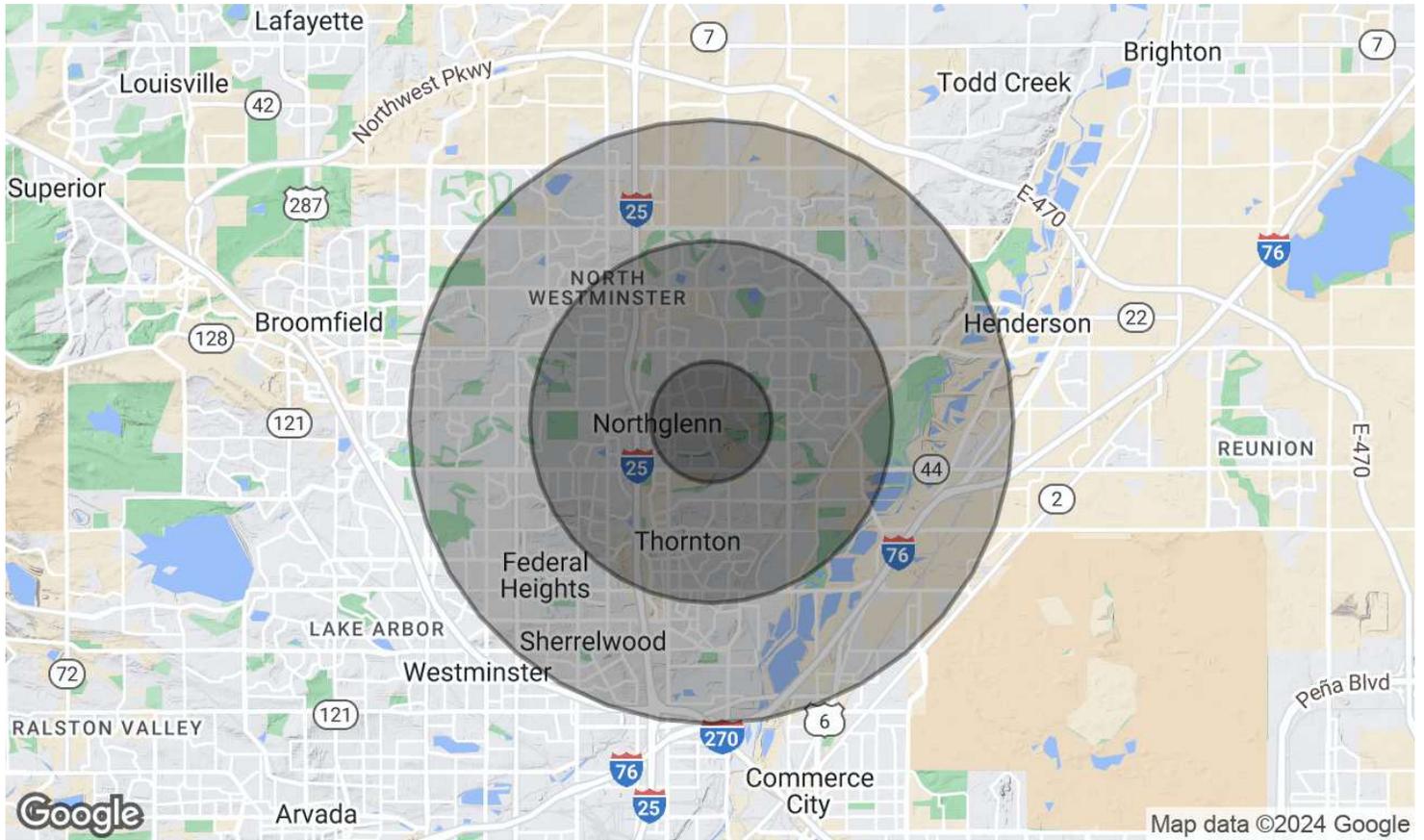
**NICK JURGENS**

720.257.5183

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# DEMOGRAPHICS MAP & REPORT



| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 17,242 | 129,411 | 277,254 |
| Average Age          | 34.0   | 32.4    | 33.1    |
| Average Age (Male)   | 34.5   | 32.5    | 32.7    |
| Average Age (Female) | 33.8   | 32.3    | 33.6    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 6,202     | 46,587    | 99,435    |
| # of Persons per HH | 2.8       | 2.8       | 2.8       |
| Average HH Income   | \$64,082  | \$65,878  | \$68,737  |
| Average House Value | \$196,302 | \$199,877 | \$193,725 |

\* Demographic data derived from 2020 ACS - US Census

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UPPER LEVEL FLOOR PLAN  
 1" = 10'-0" 9,885 S.F. NORTH

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**Rick Fornster**

DESIGN BY - RICK FORNSTER (303) 683-2746 PHONE AND FAX

O'MEARA COLLISION CENTER  
 11055 LEROY DRIVE NORTHGLENN, CO 80233

UPPER LEVEL FLOOR PLAN

DATE: OCTOBER 16, 2022  
 SCALE: AS NOTED

REVISIONS:

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DRAWING NUMBER  
**A-2**