

FOR LEASE



INDUSTRIAL SPACE
6,740 – 15,821 SF

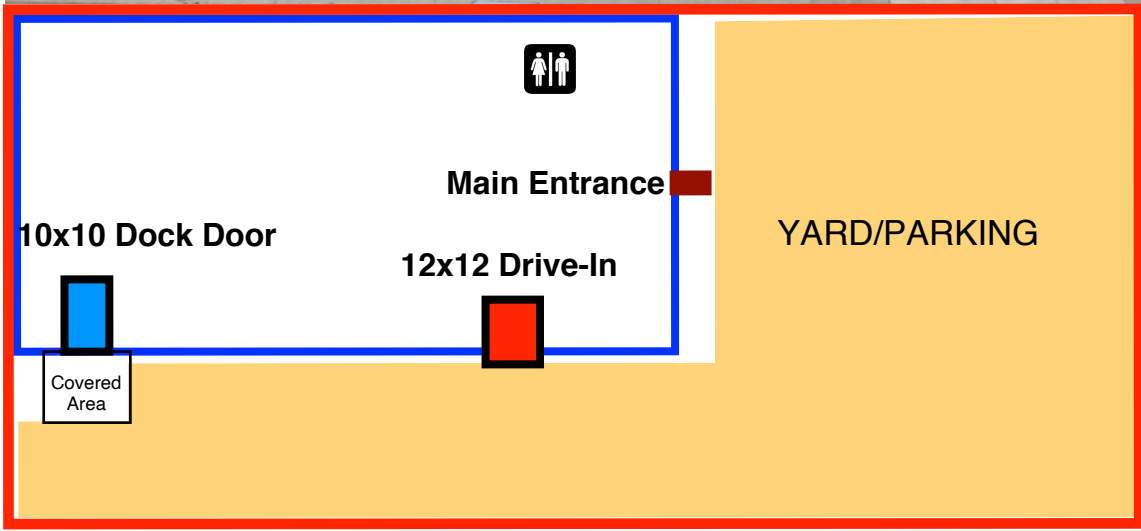
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LEASE SUMMARY

STARTING RENT	\$9.75/SF + NNN
LEASABLE UNITS	6,740 - 15,821 SF
POSSIBLE USES	Warehouse Distribution Manufacturing R&D
LOT SIZE	1.65 Acre
YARD	YES (1.25 Acre)
POWER	800 Amps 120/280 V, 3-phase
CLEAR HEIGHT	17'
LOADING	1 Dock High Door 1 Drive-In Door
ZONING	I-2 Enterprise Zone





LEASE OVERVIEW

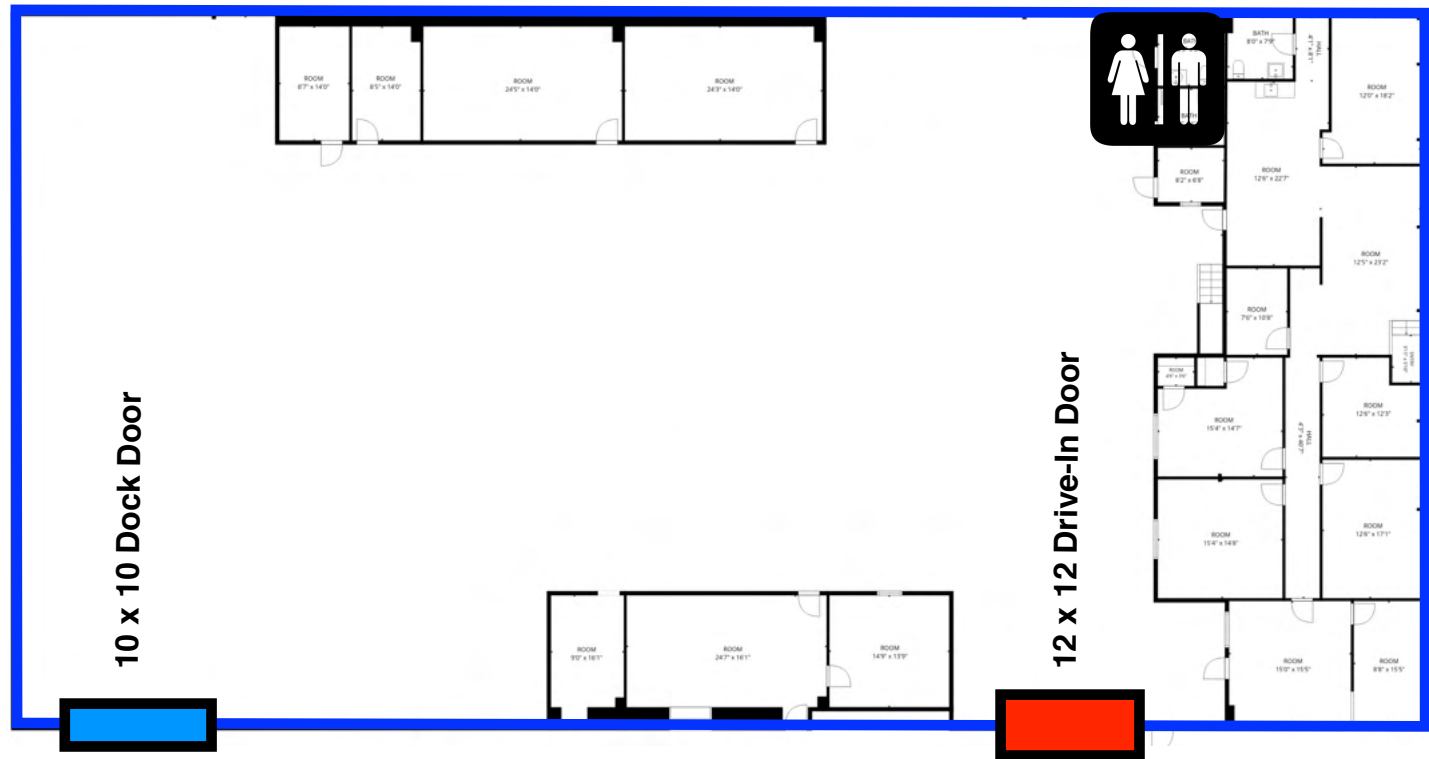
- ✓ 6,740 - 15,821 SF Warehouse, Distribution, Manufacturing, R&D
- ✓ 4,300 SF Office
- ✓ HVAC in Office Area
- ✓ Gas Unit Heaters in Warehouse
- ✓ Fully Fire Sprinklered
- ✓ 1.25 Acre Yard
- ✓ 1 Dock High & 1 Drive-In Doors
- ✓ New Parking Pavement
- ✓ High Demand SW Metro Denver Location

IMPORTANT: The information contained herein (on this page and included pages) has been obtained through sources deemed reliable but cannot be guaranteed or relied upon as to its accuracy. Any information should be verified through independent sources by interested parties. All measurements and calculations are approximate. The property may no longer be available for sale or lease, may be withdrawn, its offering price changed, or sold or leased to another party at anytime and without notice. NOTE: Ilya Klein, who is Broker of Novel Commercial, is also president of the company who is the seller or lessor. Please do not provide any information deemed private or confidential.

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Option 1: Single Tenant

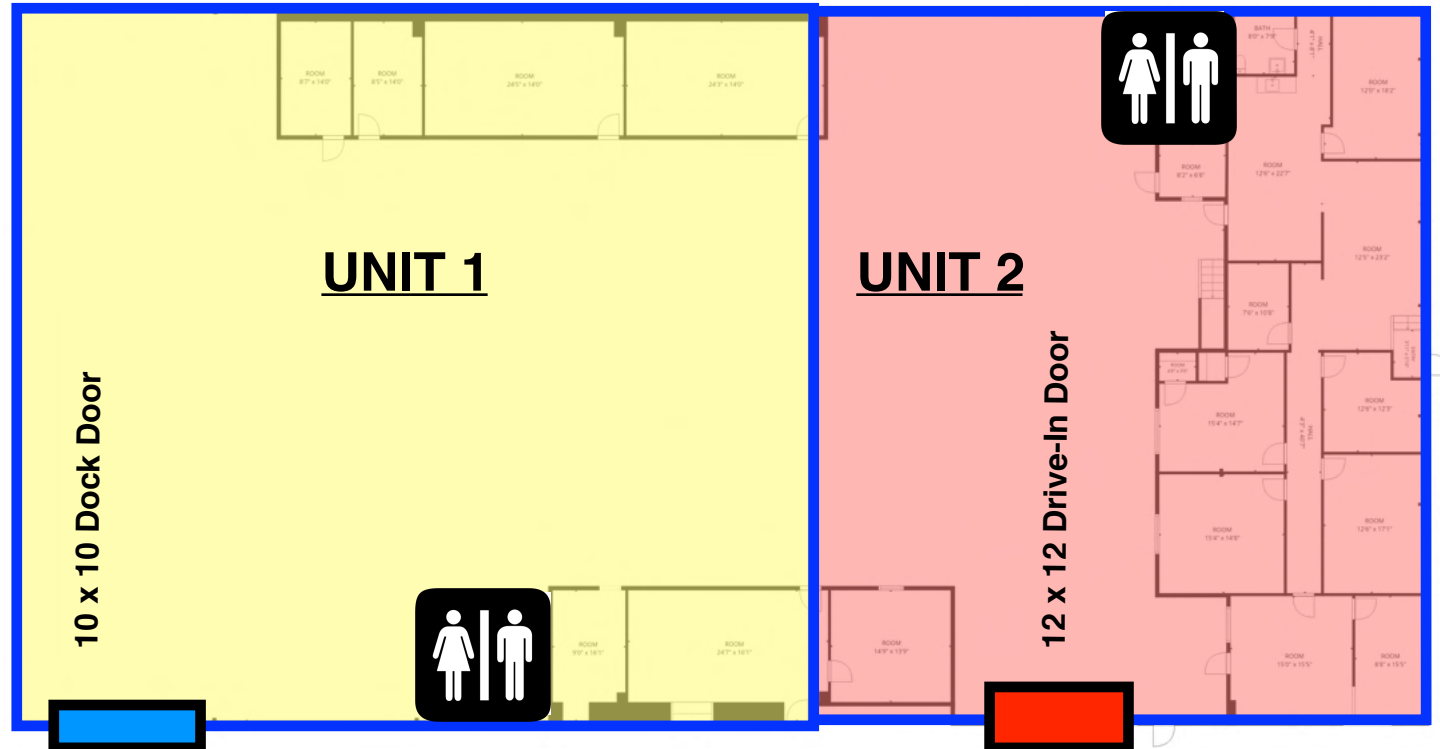
Warehouse 11,521 SF
 Office 4,300 SF
 Total: 15,821 SF



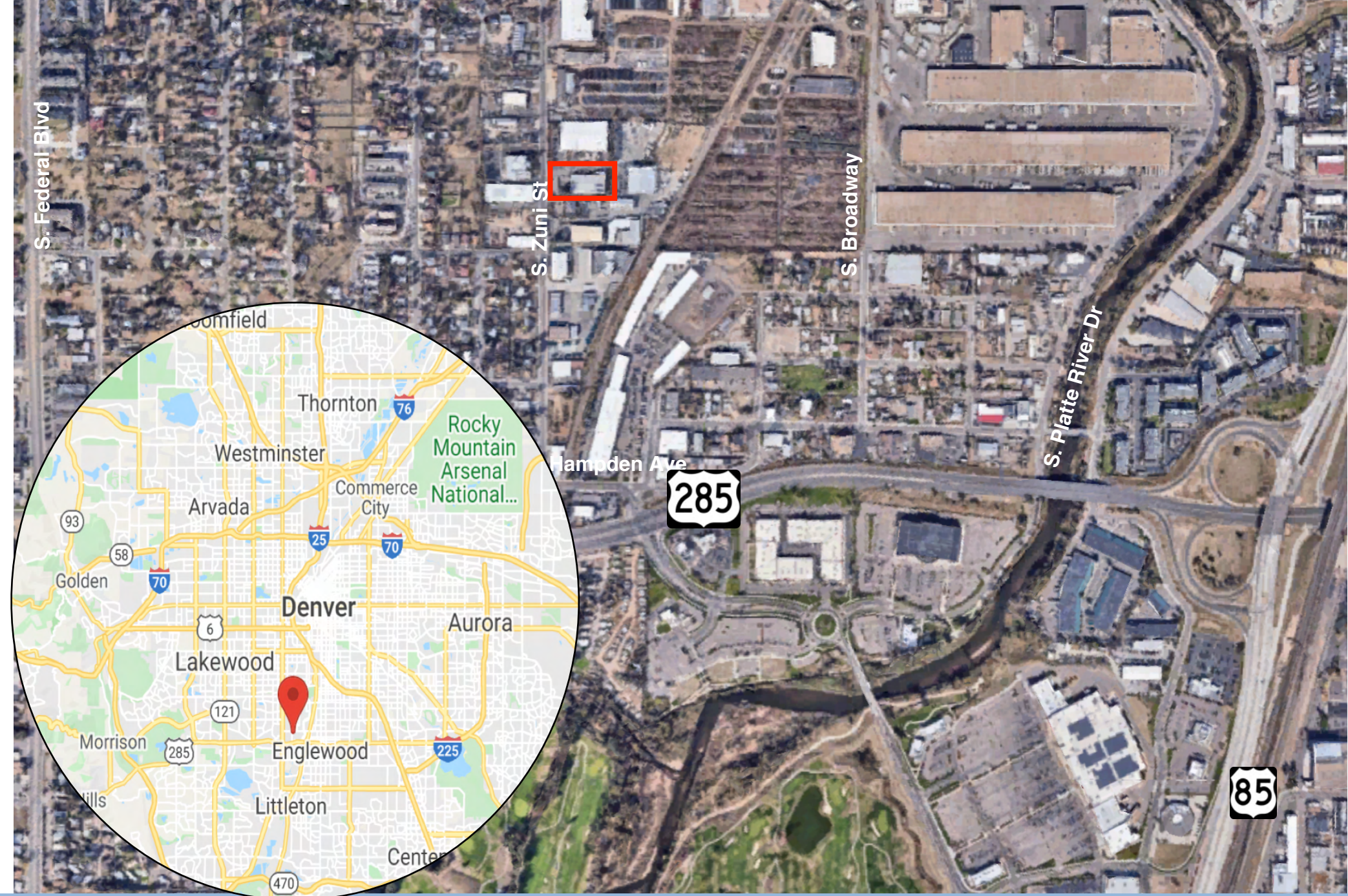
Option 2: Multi-Tenant

Unit 1
 Warehouse 7,491 SF
 Office 1,590 SF
 Total: 9,081 SF

Unit 2
 Warehouse 4,030 SF
 Office 2,710 SF
 Total: 6,740 SF







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