

# 11450 CHEROKEE ST

Northglenn, CO 80234



## PROPERTY HIGHLIGHTS

- Industrial Building along I-25 near 120th
- Traffic count on I-25 250,000 vehicles per day
- Available March 1, 2025
- Perfect for tenants looking for a North Denver Location

## PROPERTY DESCRIPTION

Units A4, A5, A6 and A7

Available SF: 2627SF - 10,921SF

Lease Rate \$11.50 sf/yr nnn

Expenses estimated \$6.58/sf

Each unit has a 14' high drive in door



### BRANDI SPENCER

Senior Broker

720.880.6977

brandi@algcommercial.com

### ALG COMMERCIAL

7354 South Alton Way, Suite 101

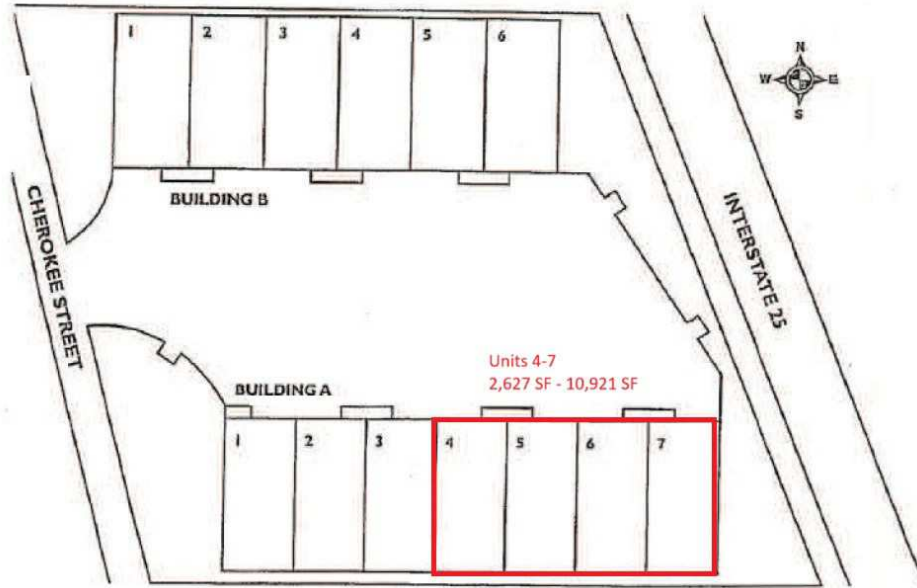
Centennial, CO 80112

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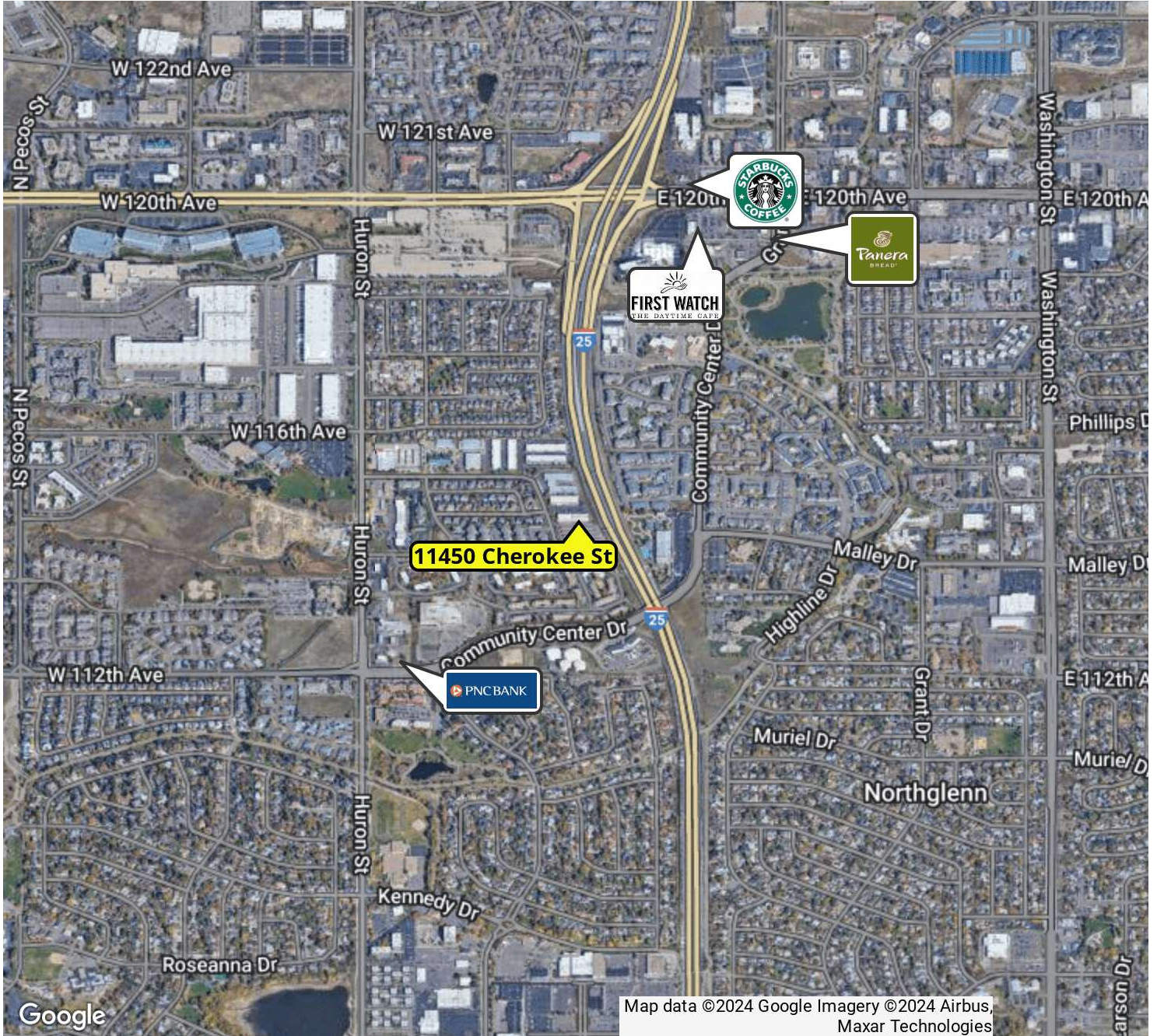
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