



INDUSTRIAL / FLEX SPACE FOR LEASE

4894 Van Gordon Street
Wheat Ridge, CO 80033

PROPERTY HIGHLIGHTS

Excellent flex/industrial building with 75% warehouse, 25% office/showroom. Can be demised into 2 units. Easy access off I-70 and Ward Road. Solar Panels help reduce utility bills. Planned Industrial Development Zoning.

- Newly updated office / showroom area
- Can be demised into 2 units
- Four overhead doors
- Mezzanine area for additional space

Suite 305	2,912 - 12,096 RSF
Available	Immediately
Lease Rate	\$12.50/RSF NNN
Expenses (Est)	\$5.15/RSF + Utilities & Internet
Lease Term	3-5 Years
Zoning	PID Planned Industrial Development
Power	3-phase 200 amps/220V

**Colorado
Group**

FOR MORE INFORMATION

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*Broker-owned property

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The Colorado Group, Inc. | 3101 Iris Avenue, Suite 240, Boulder, CO 80301 | 303-449-2131 | www.coloradogroup.com



Flex Space



High Ceilings



Solar



On-site Parking



3-Phase Power



Responsive
Management

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PROPERTY PHOTOS



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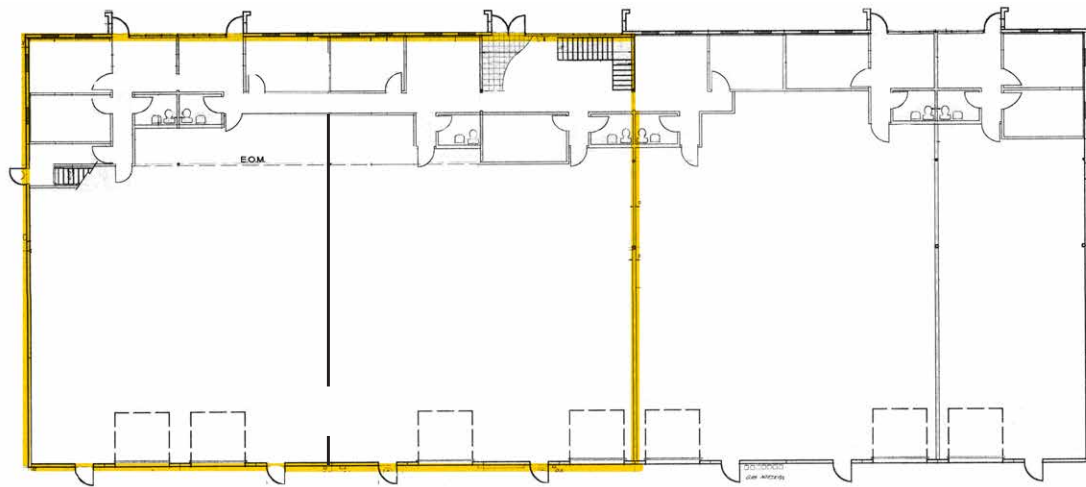
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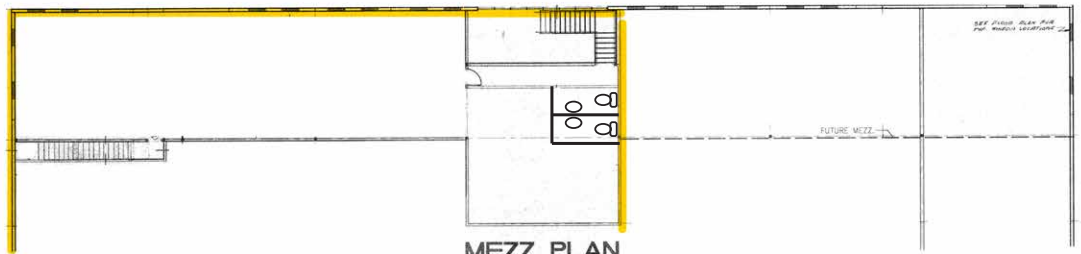
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PROPERTY FLOOR PLAN



FLOOR PLAN

SCALE 1/8" = 1'-0"



MEZZ. PLAN

SCALE 1/8" = 1'-0"

PROPERTY LOCATION

