

FOR LEASE

2,032 SF UNITS | \$10.50/SF NNN

4920 & 4950 N IRIS ST
WHEAT RIDGE, CO 80033



DIGBY
COMMERCIAL ADVISORS
720.843.1330 | www.DigbyCommercial.com
DISTINGUISHED. DRIVEN. DEPENDABLE.

Lauren Moyer
Associate Broker
O. 720.843.1330 Ext. 101
C. 720.960.1995
Lauren@DigbyCommercial.com

Tanner Digby, SIOR
President
O. 720.843.1330 Ext. 104
C. 720.402.7578
Tanner@DigbyCommercial.com

PROPERTY INFORMATION

4920 & 4950 N IRIS ST
WHEAT RIDGE, CO 80033



LEASE RATE	\$10.50 / SF
OPEX	\$7.51 / SF
AVAILABLE SF	2,032 SF Units
BUILDING SIZE	22,633 SF
ZONING	PID (Wheat Ridge)
POWER/UNIT	3P 100 A 240/120 V
LOADING	10'x10' Drive In
OFFICE/WAREHOUSE	30% O 70% W



PROPERTY HIGHLIGHTS

- Private entrance
- Shared 10'x10' drive-in door and loading dock
- Heated and cooled warehouse
- Private restroom
- Private office
- Bullpen
- Great locations with easy access to I-70
- PLEASE NOTE: Tenants cannot drive directly into any unit because the loading area is shared

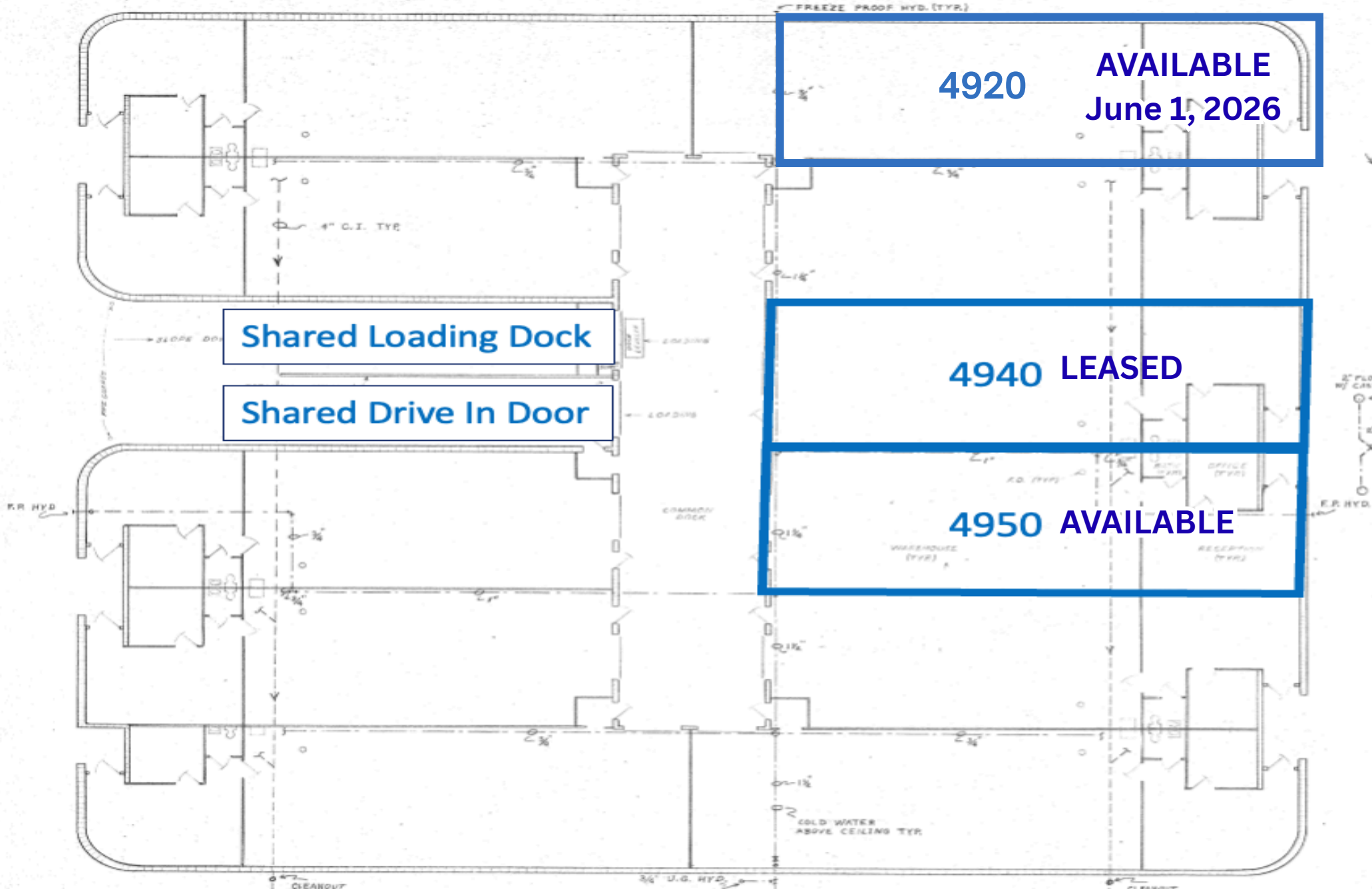
PROPERTY PHOTOS

4920 & 4950 N IRIS ST
WHEAT RIDGE, CO 80033



FLOOR PLANS

4920 & 4950 N IRIS ST
WHEAT RIDGE, CO 80033



LOCATION MAP

4920 & 4950 N IRIS ST
WHEAT RIDGE, CO 80033

