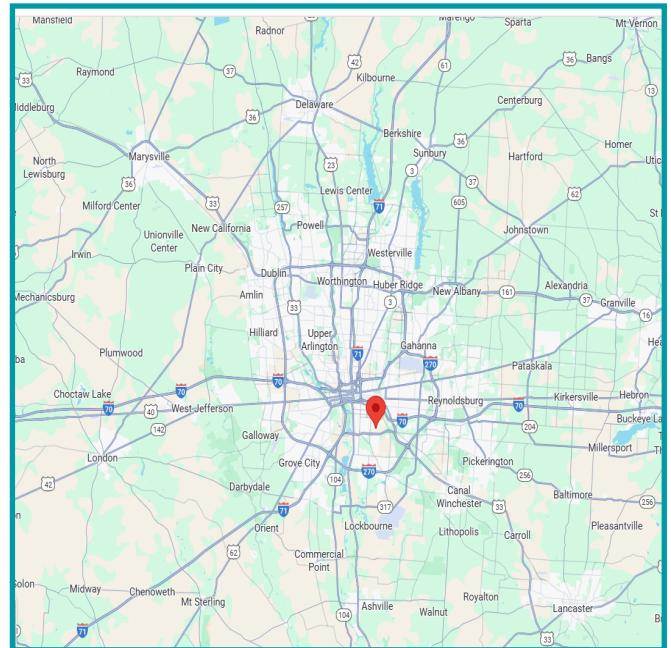




**Great location near I-70 and 104!**

## PROPERTY HIGHLIGHTS

- 7,500 sf Industrial Warehouse building available for lease
- Conveniently located near 104 and I-70
- Heavy Power
- 14' ceilings
- One drive – in and One dock door
- Versatile industrial space. Ideal for light manufacturing, distribution or flex use
- Free rent or build out allowance for long term lease
- Great Interstate I-70 Visibility
- For Lease: \$9.50 NN



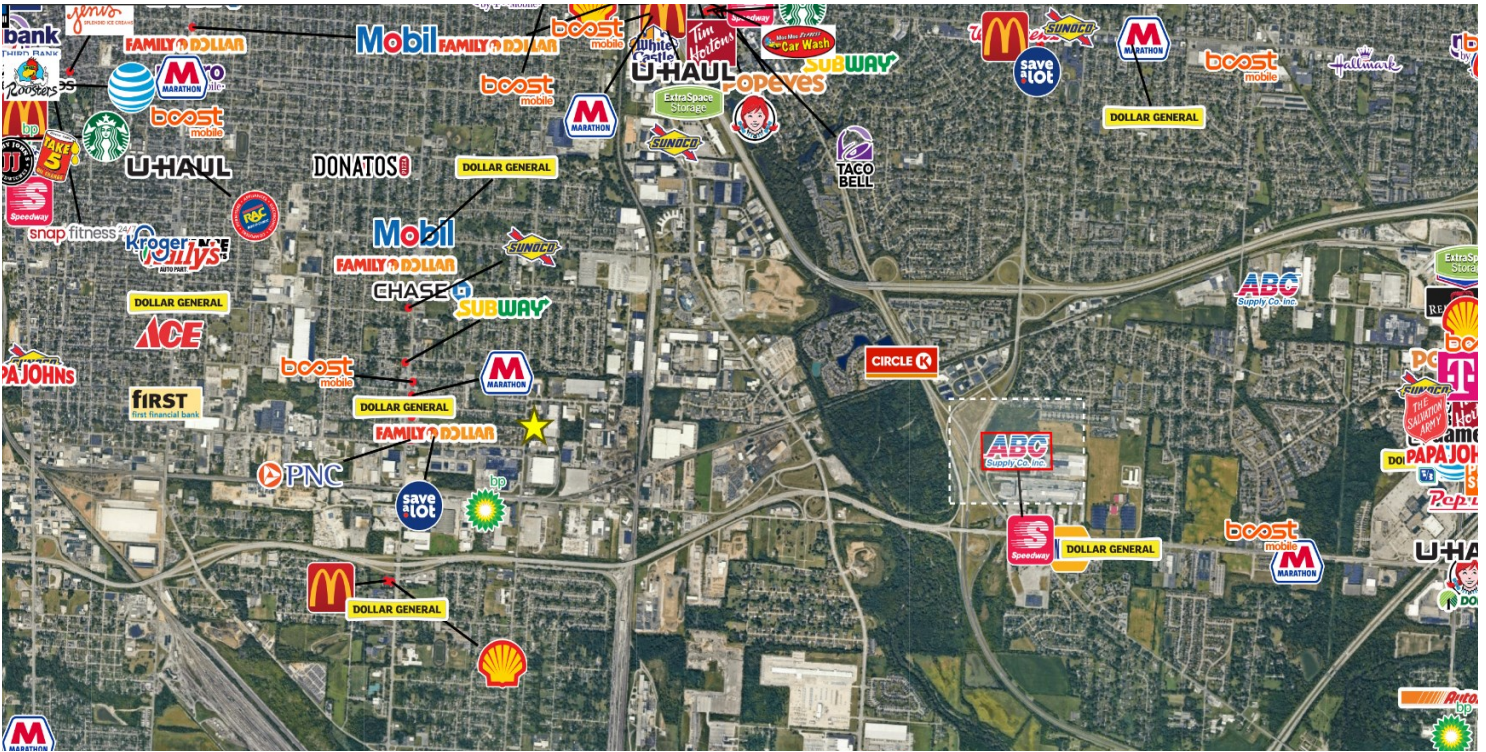
**For More Information, Please Contact:**

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## TRADE AREA MAP / AERIAL MAP



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	8,066	98,106	252,072
Average HH Income	\$62,240	\$104,861	\$100,378
Daytime Population	5,250	58,660	215,606