

INDUSTRIAL PROPERTY FOR LEASE

Cedar Business Park | 12860 W Cedar Dr. | Lakewood, CO 80228



LEASE RATE

\$11.50 - \$13.50/SF NNN



EST NNN

\$6.70/SF



SPACE AVAIL.

2,500 - 15,000 SF



ZONING

IN

SUMMARY

Cedar Business Park offers prime flex warehouse spaces distinguished by exceptional accessibility and strategic location near 6th Ave, C470, I-25, and I-70. Boasting favorable warehouse/office ratios, our configurable 2,500 SF - 15,000 SF spaces accommodate diverse needs. Enhanced by heavy 3P power, ample parking, and active management, Cedar Business Park provides a seamless, adaptable, and professionally managed environment, positioning businesses for success in a dynamic and efficient workspace.

Seize the opportunity to benefit from our flexible leasing options, empowering your business with optimal connectivity, customizable spaces, robust power infrastructure, and the assurance of active professional management. Secure your space in Cedar Business Park today to elevate your operational efficiency and thrive in a supportive and strategically located business hub.

HIGHLIGHTS

- Great access to 6th Ave, C470, I-25, and I-70
- Favorable warehouse/office ratios
- Configurable from 2,500 - 15,000 SF spaces
- Heavy 3P power to all units
- Ample parking
- Professionally and actively managed

NORTHPEAK TEAM

DREW WILLIAMS

Advisor

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NORTHPEAK[®]
COMMERCIAL ADVISORS

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			100A	100B	200A	200B			
103-104	102	101			DOCK HIGH	DOCK HIGH	201	202	203-204
105			NOT DRAWN TO SCALE				DRIVE IN	205	
106							DRIVE IN	206	
107							DRIVE IN	207	
108	DOCK HIGH						208		
109							209		
110							210		
111	DOCK HIGH						211		
112	DOCK HIGH						212		

SUITE	UNIT SIZE	DIVISIBLE	RATE	AVAILABILITY
108	2,500 SF	-	\$11.50-\$13.50	Oct. 2024
109/110	5,000 SF	Currently Combined	\$11.50-\$13.50	Leased Aug. 2024
111/112	5,000 SF	Currently Combined	\$11.50-\$13.50	Dec. 2024
200 A/B	3,000 SF	Currently Combined	\$11.50-\$13.50	Now
205	2,500 SF	-	\$11.50-\$13.50	Leased Aug. 2024
206/207	5,000 SF	Currently Combined	\$11.50-\$13.50	Now

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DEMOGRAPHICS	1 MILE	3 MILES	TRAFFIC			
			COLLECTION STREET	CROSS STREET	TRAFFIC	DISTANCE
Population	16,746	81,485	W Alameda Pkwy.	W Nevada Dr. S	30,479	0.49 mi
Households	8,200	35,587	S Van Gordon St.	W Bayaud Ave. N	11,510	0.25 mi
Median Age	38.5	41.2	W Cedar Dr.	Urban St. NW	10,173	0.43 mi
Median HH Income	\$72,238	\$85,613	W Alameda Dr.	W Virginia Ave. N	8,489	0.41 mi

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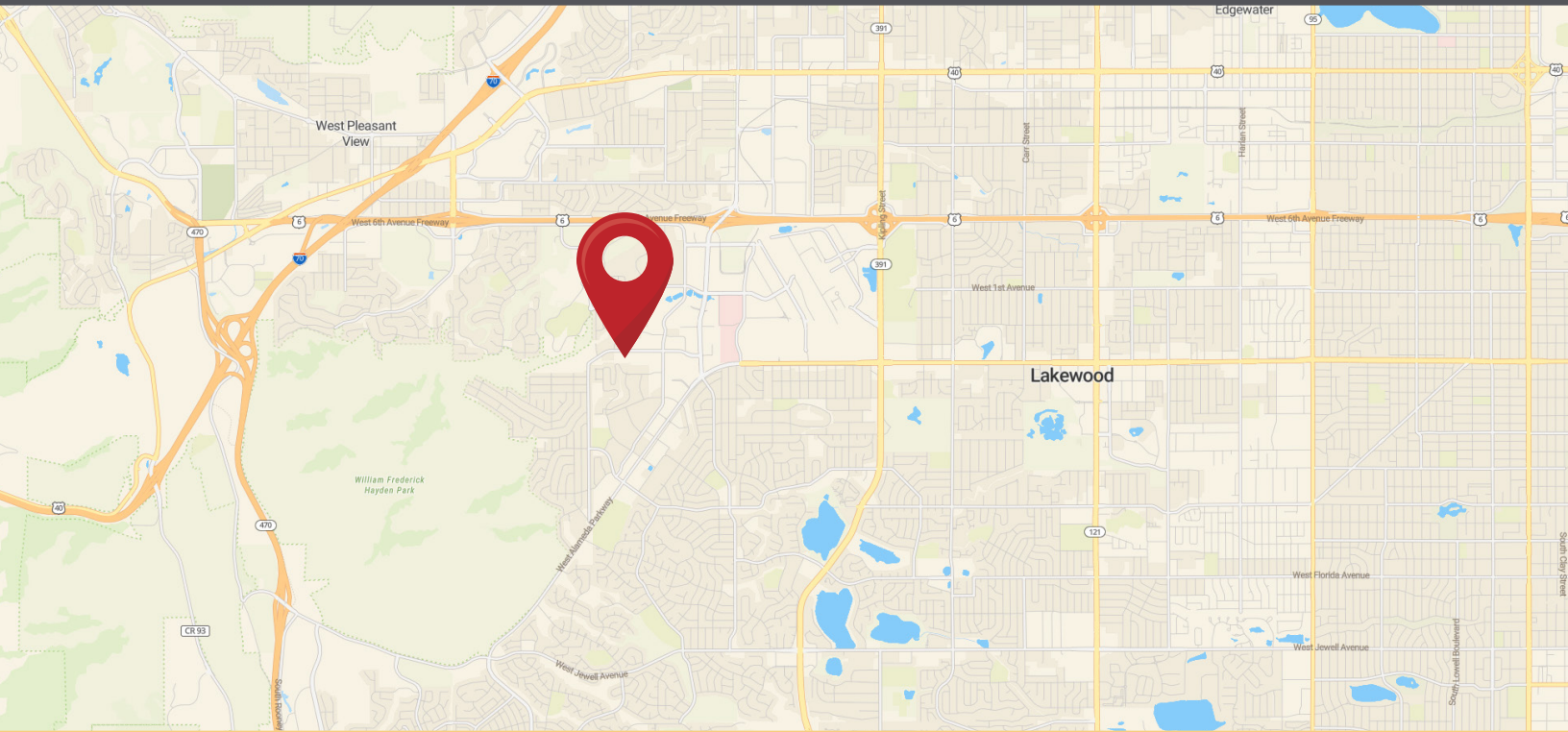
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