

FOR LEASE OR SALE



4950 Oak Street

Wheat Ridge, CO 80033

SALE PRICE: \$5,700,000

26,208 SF WAREHOUSE ON 2.15 ACRES

FULLY FENCED YARD FOR OUTDOOR STORAGE!

***BONUS! APPROX 8,000 SF STRUCTURAL
MEZZANINE NOT INCLUDED IN RSF!**



Building Highlights:



Large fenced yard for outdoor storage



Sale Price: \$5,700,000

Lease Rate: Negotiable (contact broker)



New sprinkler system in warehouse



Motion sensor lighting



Visible from I-70



Dock high and drive-in loading



Standalone warehouse



25' clear height in warehouse



Functional office space with breakroom/kitchen
and multiple private offices + open office space



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Ideal Owner/User Building with I-70 Visibility



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Contact broker for more information:

Patrick McGettigan
Executive Vice President
+1 303 217 7956
patrick.mcgettigan@jll.com