

FOR SALE OR LEASE

10655 North Washington Street

Northglenn, Colorado 80233

Cassidy
Turley



10,464 SF Flex Building

Sale Price: \$1,360,320 (\$130/SF)

Lease Rate: Negotiable

This former Northglenn Ambulance Building is conveniently located off 104th Avenue and Washington Street in Northglenn. The property features a high level of office finish and oversized drive-in doors in the warehouse. *Please see reverse for property and area highlights, travel distances, aerial and photos.*

PC-4 Zoning Allows a Wide Variety of Uses Including, but not Limited to

- Banks
- Retail Stores
- Restaurants
- Schools
- Liquor Stores
- Drug Stores
- Laundry
- Pawn Shops
- Funeral Homes

Property Features

Building Size	10,464 SF
Office	7,848 SF
Warehouse	2,616 SF
Lot Size	.55 Acre
YOC / Renovated	1980 / 2004
Power	Heavy (TBD)
Zoning	C-4
Loading	Three 12' x 20' oversized drive-in doors



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Property and Area Highlights

- Great north metro Denver location and highway access
- High end office finishes
- C-4 zoning
- Fully sprinklered
- Advanced data network infrastructure
- Oversized drive-in doors (12' x 20')
- Heavy power



Travel Distances

Boulder ±20.1 Miles (28 minute drive)

Denver ±12.6 Miles (19 minute drive)

DIA ±14.7 Miles (22 minute drive)



For more information please contact

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