

**AVISON
YOUNG**



PRICE HAS BEEN REDUCED!

9335-9345

ELM COURT

FEDERAL HEIGHTS, CO 80260

Partnership. Performance.

WAREHOUSE BUILDING FOR LEASE

PROPERTY HIGHLIGHTS:

- YOC: 1985
- Lot: 1.14 acres
- Construction: Twin T-reinforced concrete
- Three (3) 8'x10' dock high doors
- One (1) 10'x12' drive-in door
- Clear Height: 21'-22'
- Zoning: C-1 with PUD overlay
- Sprinklers: ESFR
- Power: 120/208 volt
- Security system
- City/County: Denver/Adams
- Parking: 42 free surface spaces

PRICE REDUCED:

- Lease Rate: ~~\$7.50~~ \$6.95 / SF NNN
(\$9.00/SF for 2nd level office only)
- \$2.10/SF Operating Expenses
- Building Size: 23,000 SF
- 17,000 SF of warehouse and 3,000 SF of office on 1st level
- Up to 2,000 SF of office space on 2nd level



Dawn McCombs, Senior Vice President
720.508.8110
dawn.mccombs@avisonyoung.com

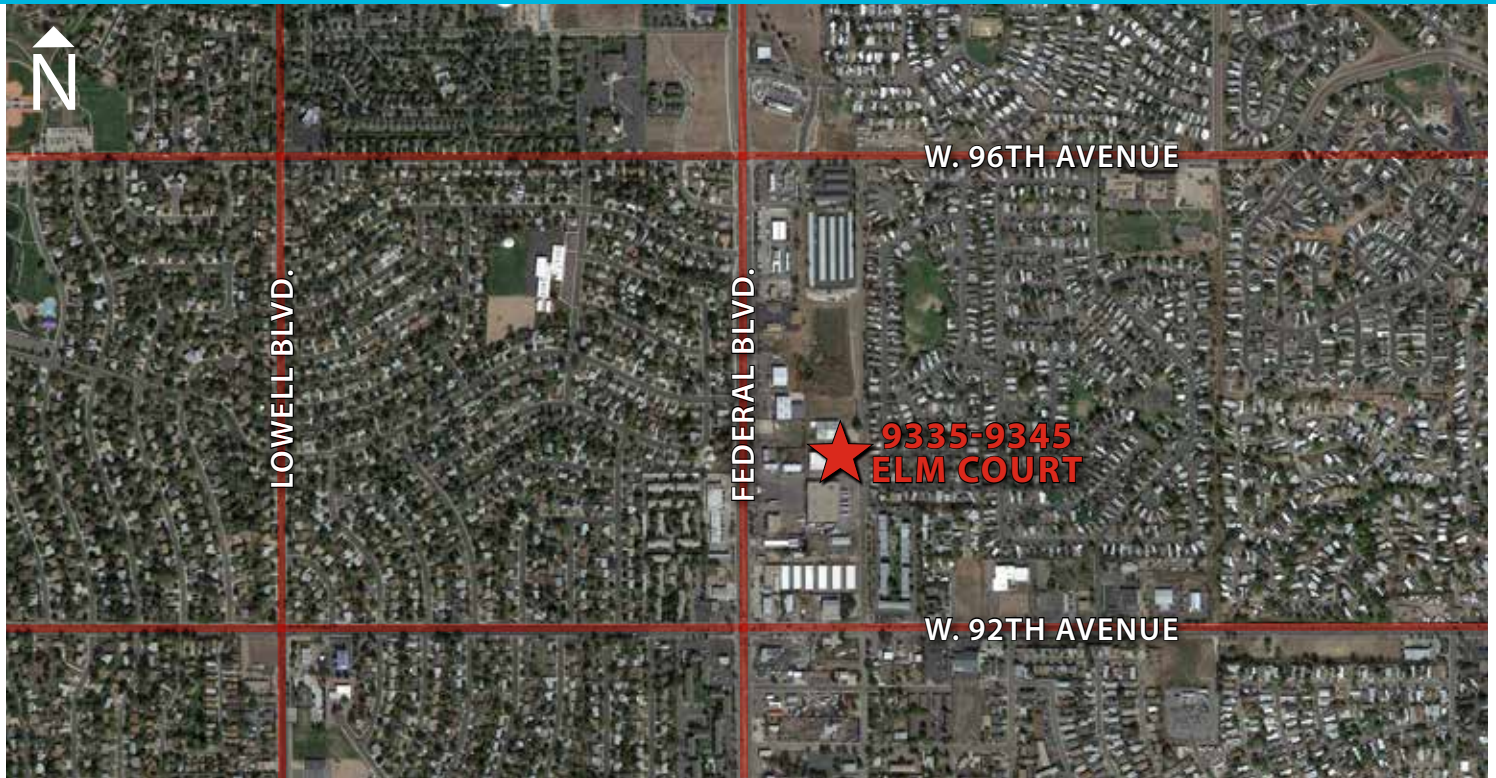
Thomas Bannigan, Associate
303.390.0954
thomas.bannigan@avisonyoung.com



9335-9345

ELM COURT

FEDERAL HEIGHTS, CO 80260



Dawn McCombs, Senior Vice President
720.508.8110
dawn.mccombs@avisonyoung.com

Thomas Bannigan, Associate
303.390.0954
thomas.bannigan@avisonyoung.com



1801 California Street, Suite 3750, Denver, CO 80202

The information contained herein was obtained from sources believed reliable; however, Avison Young makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.