

FLEX LEASE



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4860 Robb St.
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12421 W. 49th Ave., Unit 7 & 8
Wheat Ridge, CO 80033

Loopnet / CoStar / Xceligent

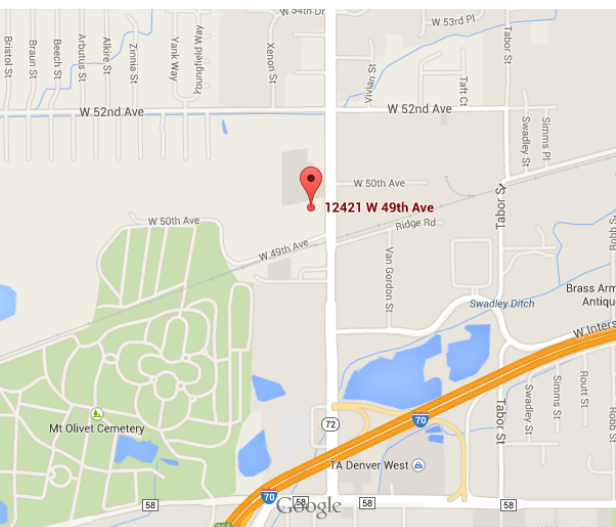
SALES AND LEASING:

RETAIL, OFFICE, LAND
& INDUSTRIAL

3,302 SF TOTAL

AMENITIES:

- Price per Sq. Ft.: \$9.25 NNN
- Year Built: 1985
- RBA: 16,515 Sq. Ft.
- 2016 Expenses: \$2.90 SF
- **LOCATION:** On the West side of Ward Rd. at 49th Ave. just minutes from Interstate 70.
- Term: 5+ Years
- Parking = 2 per 1,000 SF
- Available: January 2018
- Tenant pays NNN, Utilities & Janitorial
- 2 Drive-in Doors
- Professional Office & Warehouse space
- 3 Phase Power
- Unit 7 & 8 = 3,302 RSF
- 1,202 SF of warehouse.
- Large Reception, 5 Offices, Storage, Conference Room, Break Room.
- 3 ADA Compliant bathrooms. One with a shower
- END Cap Unit



No warranty or representation is made as to the accuracy of the foregoing information.
Terms of sale or lease and availability are subject to change or withdrawal without notice.