

# 11450 CHEROKEE ST

Northglenn, CO 80234



## PROPERTY HIGHLIGHTS

- Industrial Building along I-25 near 120th
- Traffic count on I-25 250,000 vehicles per day
- Available immediately at an aggressive rate
- Perfect for tenants looking for a North Denver Location
- Unit has a 14' high drive in door
- Configurations vary per unit

## PROPERTY DESCRIPTION

Unit A2

Lease Rate A2 \$11.50 sf/yr nnn

Expenses estimated \$6.58/sf

Reception, office and open warehouse



### BRANDI SPENCER

Senior Broker

720.880.6977

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### ALG COMMERCIAL

7354 South Alton Way, Suite 101

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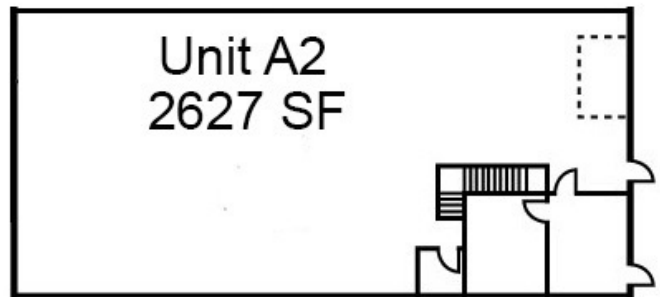
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INDUSTRIAL PROPERTY FOR LEASE

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