

# Office/Warehouse LEASE

4880 Robb St., Unit 12 Wheat Ridge, CO 80033



## MAXWELL MARCUM

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## SCOTT MARCUM

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Marcum Commercial Advisors

4880 Robb St.

Unit 7

Wheat Ridge, CO 80033

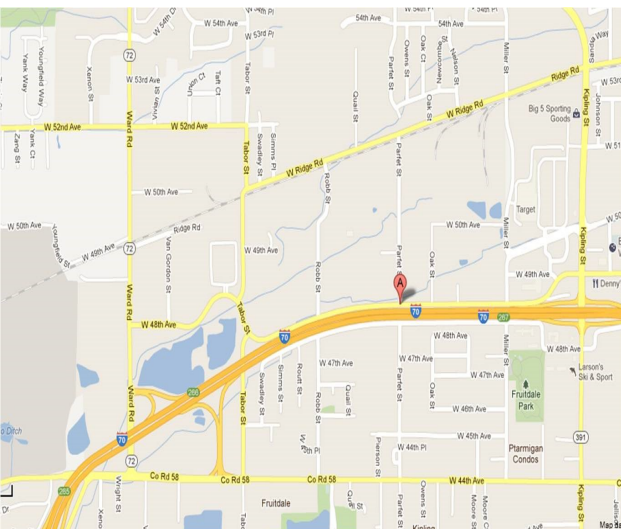
Loopnet / CoStar / CREXi

### **SALES AND LEASING:**

RETAIL, OFFICE, LAND  
& INDUSTRIAL



- Price per Sq. Ft.: \$9 NNN
- Year Built: 1984
- RBA: 30,326 Sq. Ft.
- Drive-In: One 10' x 10'
- 2017 NNN's: \$2.35/SF
- **LOCATION:** Located on the North I-70 Frontage Rd. behind Caliber Collision in Wheat Ridge, CO with easy access to Kipling St. & Ward Rd. via I-70. Well maintained building with great visibility, signage, and access.
- **12' - 14' Ceilings in Warehouse**
- **One 10' x 10' Drive-In**
- **3 Phase Power**
- **UNIT 12 = 2,500 RSF**
- **1 internal Bathroom**
- **70% Warehouse**
- **30% Office**
- **3 to 5 Year Lease**



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.