

Office/Warehouse LEASE



11457 W. I-70 Frontage Road N.
Wheat Ridge, CO 80033

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SALES AND LEASING:

RETAIL, OFFICE, LAND
& INDUSTRIAL

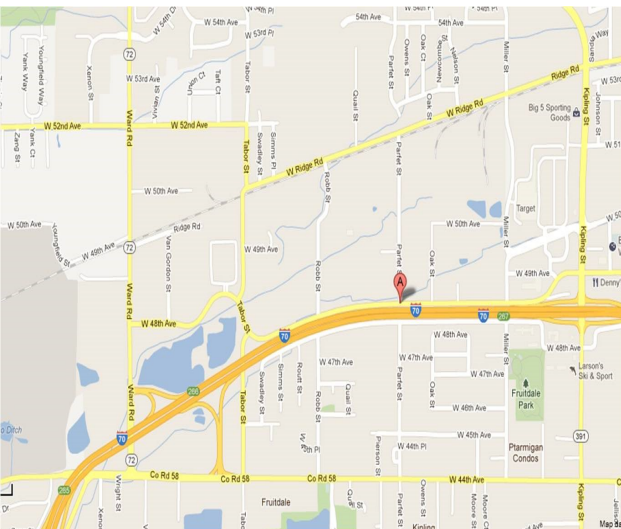


4880 Robb St., Unit 2

Wheat Ridge, CO 80033

2,500 SF TOTAL

- **Price per Sq. Ft.:** \$9 NNN
- **Year Built:** 1984
- **RBA:** 30,326 Sq. Ft.
- **Dock-High:** One 10' x 12'
- **2019 NNN's:** \$2.73/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.



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.

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AMENITIES:

- **12' - 14' Ceilings in Warehouse**
- **One 10' x 12' Dock-High**
- **3 Phase Power**
- **UNIT 2 = 2,500 RSF**
- **One Office**
- **1 internal Bathroom**
- **2,000 SF of Warehouse**
- **500 SF of Office**
- **3-5+ Year Lease**



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