



Automotive Flex Space For Lease in Lakewood

Lease Rate: \$14.00-\$15.00/SF NNN

Property Overview:

Property Type:	Flex
Available:	2,400 RSF
Building Size:	2,400 SF
Lot Size:	13,068 SF
YOC:	1968
Taxes (2017):	\$5,743
Parking:	Ample Surface Parking
City/County:	Lakewood/Jefferson

Property Highlights:

- First time available in 28 years
- Former service shop for Mercedes, BMW, Saab, etc.
- Equipped with 2 Challenger (10k lbs capacity) and 1 Benwil (7k lbs capacity) lifts
- Located in the midst of West Colfax's automotive services core
- Free standing building with ample parking
- Easy access via Wadsworth & West Colfax
- Nonconforming use certificate issued for minor motor vehicle services within M-R-U zoning change
- Brand new furnace

For more information, please contact:

ERIC SHAW

Senior Advisor

303.962.9551

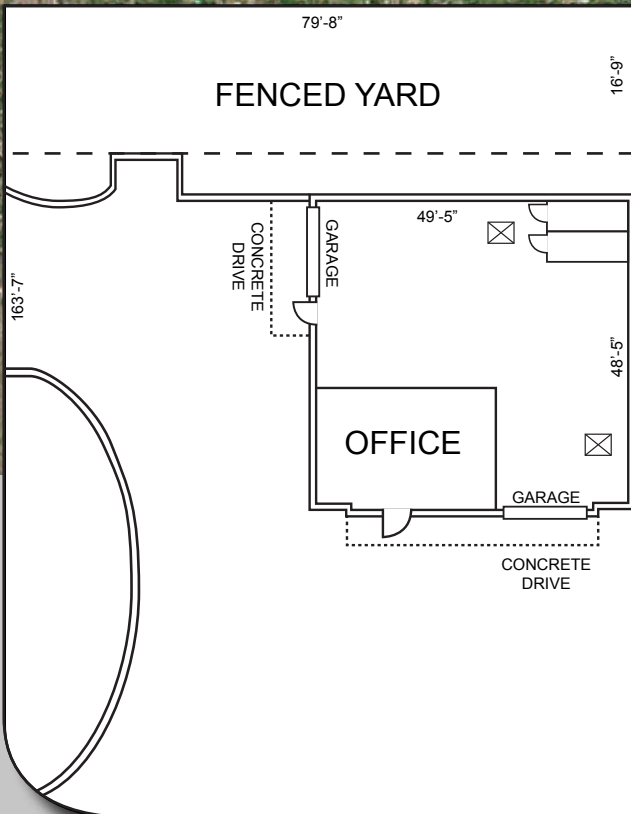
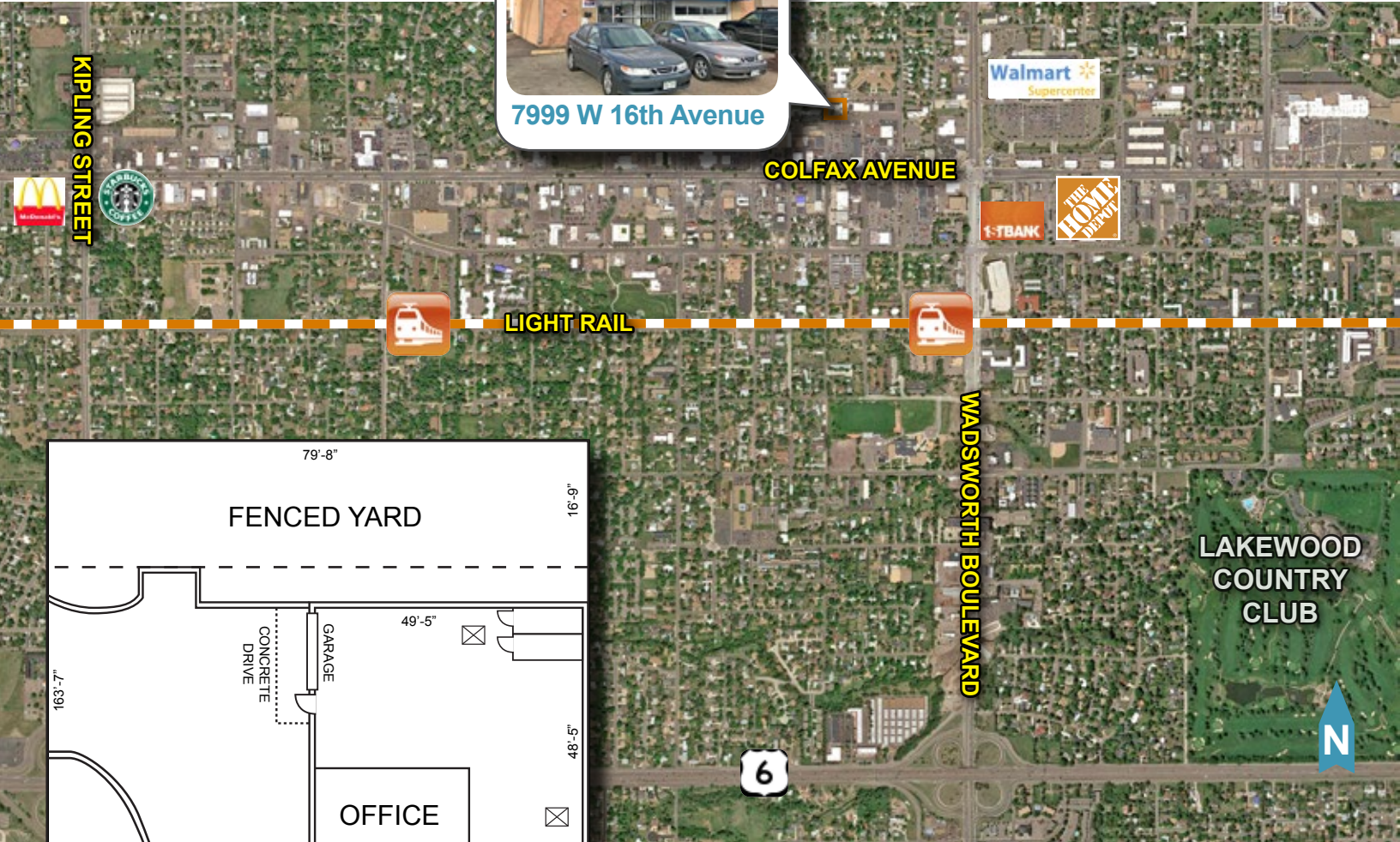
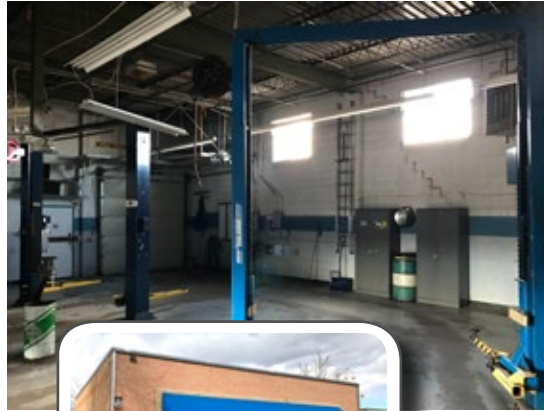
EShaw@PinnacleREA.com

JESSE HISS

Associate Advisor

720.638.5415

JHiss@PinnacleREA.com



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ERIC SHAW
Senior Advisor
303.962.9551
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Associate Advisor
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Pinnacle Real Estate Advisors, LLC
One Broadway Ste A300 | Denver, Colorado 80203 | 303.962.9555 | www.PinnacleREA.com

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