

Office/Warehouse LEASE



SCOTT A. MARCUM

Commercial Broker
(o) 303.403.1333
(c) 303.437.5590

scott@marcumcommercial.com

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

Loopnet / CoStar / Xceligent

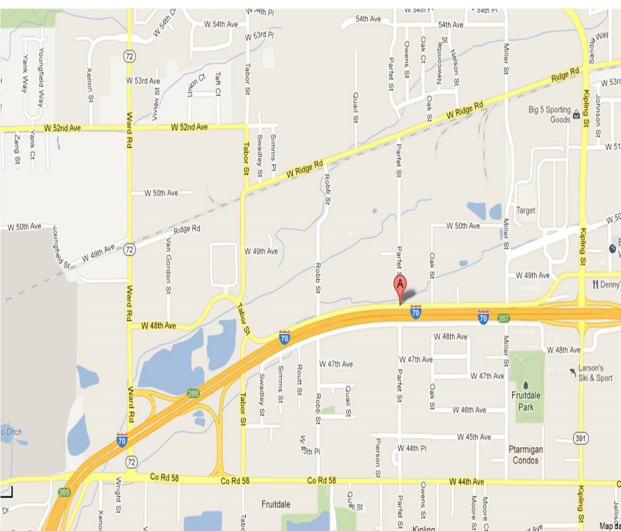
SALES AND LEASING:
RETAIL, OFFICE, LAND
& INDUSTRIAL



**11423 W. I-70 Frontage Rd. North
Wheat Ridge, CO 80033**

3,433 SF TOTAL

- **Price per Sq. Ft.: \$8.00 NNN** (as-is)
- 11423 = 3,433 RSF
- **Year Built: 1975**
- **RBA: 12,000Sq. Ft.**
- **Drive-In & Dock-High: 1 Each**
- **2018 NNN's: \$4.21/SF**
- **LOCATION:** Located along the North I-70 Frontage Road with exposure to East & Westbound I-70 Traffic.
- **5% Tenant-Rep Co-Op**
- **100% Warehouse**



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 with adequate Apron access.
- One 10' x 12' Drive-In with adequate Apron access.
- 3 Phase Power
- 100% Warehouse



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