

**For LEASE or SALE
INDUSTRIAL**

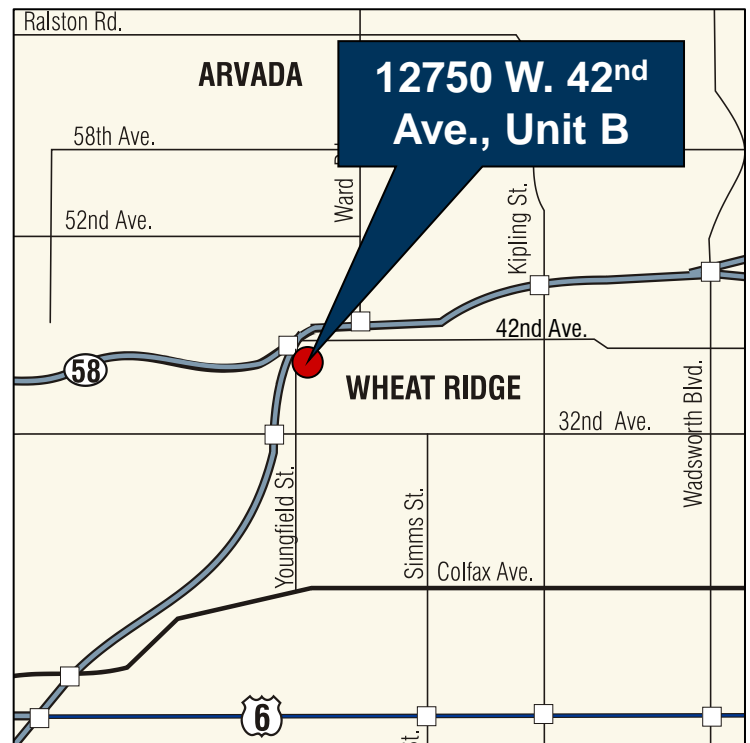
12750 W. 42nd Avenue, Unit B
Wheat Ridge, CO 80033



**13,670 SF
PROPERTY
For Sale**

**3,740 SF
LAB SPACE
AVAILABLE
For Lease**

BUILDING SF:	13,670 SF (2 Buildings)
AVAILABLE SF:	3,740 SF – Unit B
LOT SIZE:	1.60 Acres
ZONING:	I-1
COUNTY:	Jefferson County
YEAR BUILT:	1973
PARKING:	Ample Spaces
TAXES:	\$20,431.10 (2010)
LEASE RATE:	\$8.00 NNN
SALES PRICE:	\$1,670,400 (\$120.00/SF)
LAB INCLUDES:	<ul style="list-style-type: none">- Clean room sterile environment- Laminar Flow Hoods with Hepa Filters- Liebert Cooling Systems- Commercial Ovens- Restrooms with Showers
FEATURES:	<ul style="list-style-type: none">- Easy access to I-70, Hwy 58 to Golden, US 6 and C470.- Monument Signage Available- Highway Visibility



For more information and inspection please contact:

DREW McMANUS

(303) 813-6427

drew.mcmanus@cushwake.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.



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 **CUSHMAN &
WAKEFIELD®**

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