



OFFICE INDUSTRIAL RETAIL INVESTMENTS



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Wheat Ridge Industrial Space For Lease

5158 Parfet St., Wheat Ridge, CO 80033



PROPERTY FEATURES

Building:	18,750± SF	Available:	4,700± SF (Unit 3)
Loading:	Two 10'x10' Drive-In Doors	Finishes:	3 Offices, 2 Bathrooms
Power:	Three Phase (To Be Determined)	Lease Rate:	\$8.00/SF NNN
Clear Height:	12'	Est. Expenses:	\$2.13/SF

Multi-unit industrial building, offering one available space at 4,700 SF. Unit 3 offers an open warehouse space, warehouse skylights, two drive-in doors, two gas forced heaters, three offices with HVAC, two bathrooms and 3-phase power. Located less than a mile from the I-70 and Kipling exit in Wheat Ridge, CO. The unit is move in ready.

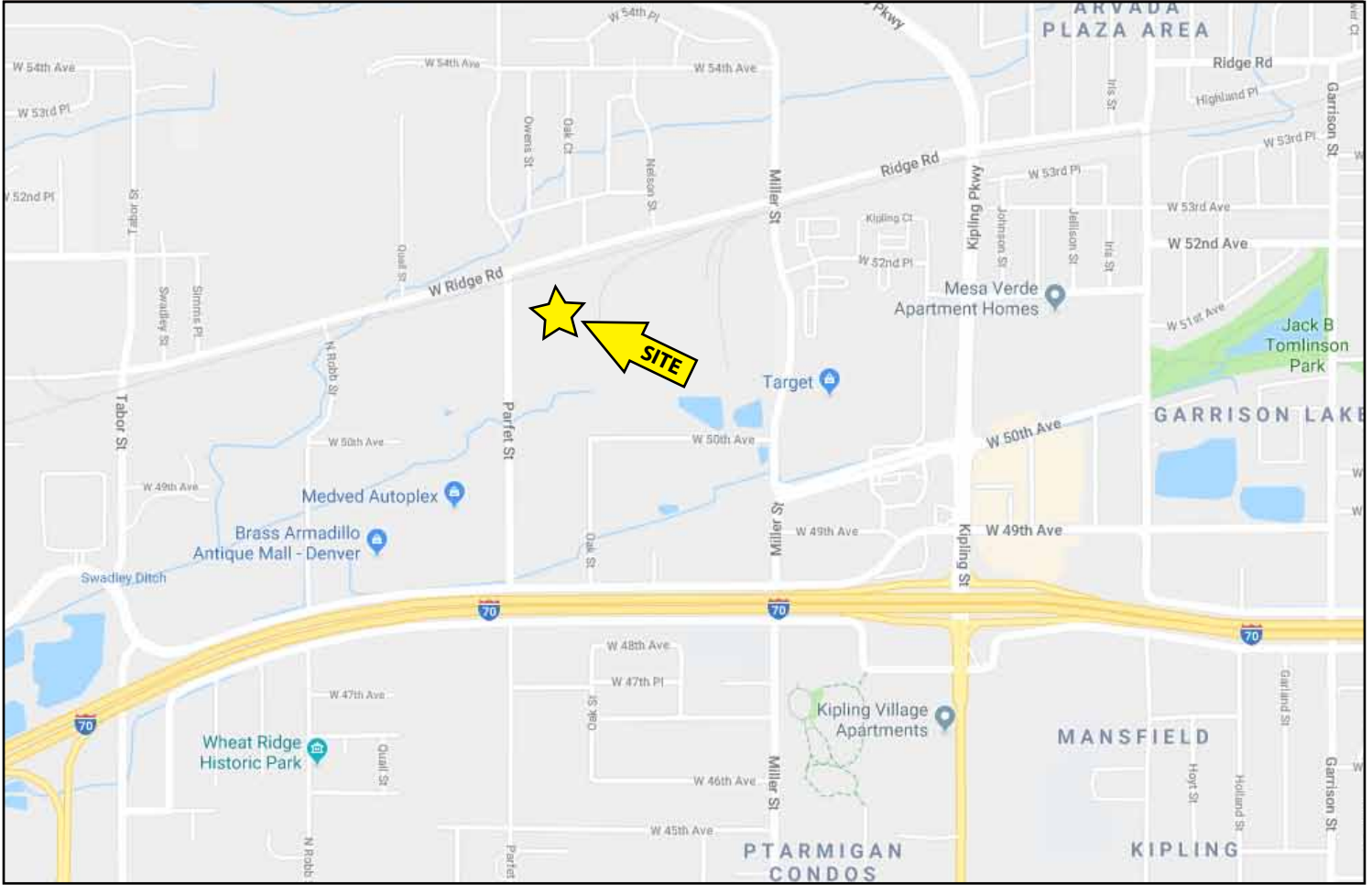


Brian Baker
(720) 287-5416 direct
(720) 280-4733 mobile
BBaker@FullerRE.com

Fuller Real Estate, LLC
5300 DTC Pkwy, Suite 100,
Greenwood Village, CO 80111
(303) 534-4822

Tanner Fanello
(720) 306-6022 direct
(303) 945-1335 mobile
TFanello@FullerRE.com





TRAFFIC COUNTS (CoStar)

Ridge Rd. @ Parfet Rd. - 3,667 vpd
 Parfet Rd. @ I-70 Frontage - 2,200 vpd

DEMOGRAPHICS (CoStar)

	1 Mile	3 Mile	5 Mile
Population:	9,803	93,621	260,447
Median Age:	39.20	41.70	40.20
Households:	4,317	40,469	111,024
Average HH Income	\$65,205	\$84,450	\$86,752
Employees:	9,671	45,989	132,272
Businesses:	1,055	5,452	13,123