

Office/Flex/Manufacturing

High Image Property for Sale or Lease

1575 W. 124th Avenue, Westminster, CO 80234



GRUBB & ELLIS
From Insight to Results

Industrial Services Group



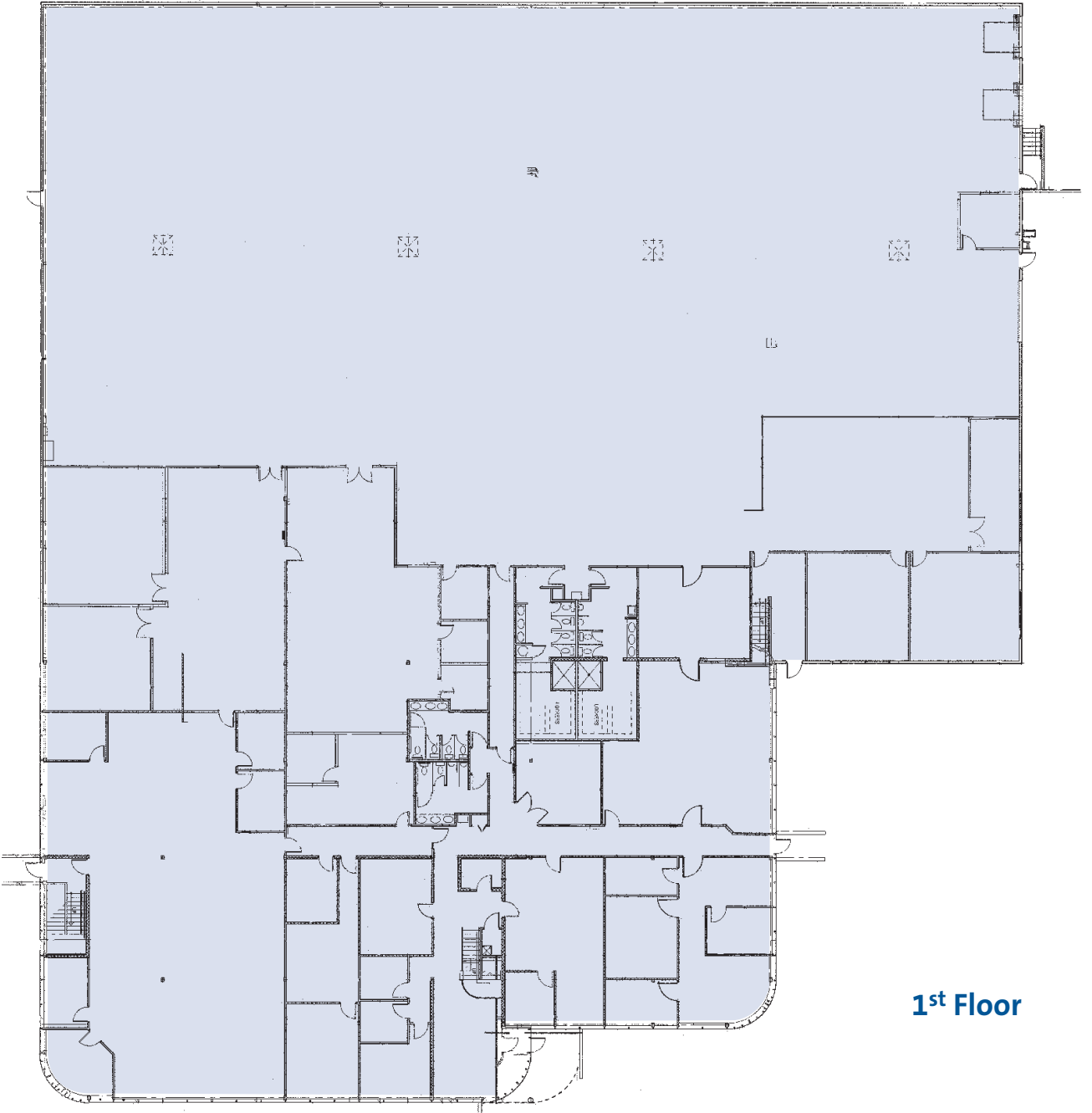
This property totals 52,200+/- SF on a 6.34 acre site. The available space includes approximately fifty percent (50%) of high quality 2-story corporate office area, as well as a very clean and functional temperature controlled warehouse and light manufacturing area. The warehouse area is served by two (2) dock doors and one (1) drive-in door. The 18' ceiling clearance allows for racked storage and there is substantial electrical power and distributed air lines to the space.

Features

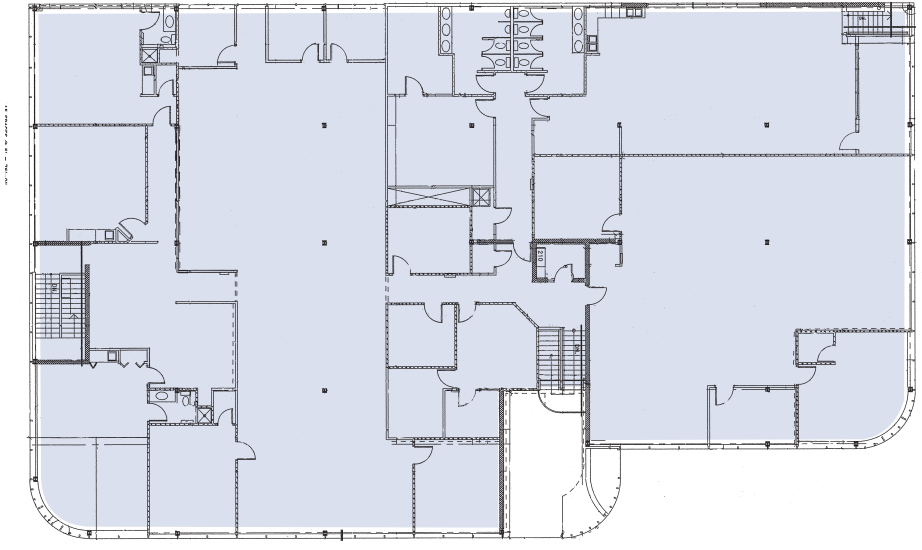
- High image Industrial/Flex/Manufacturing facility
- Excess land provides for 20,000 SF approved expansion, or additional parking for more intensive office users
- Located within Park Centre with immediate access to I-25 via 120th Avenue
- Nicely finished office area
- 100% temperature controlled building
- 205 parking spaces (4:1000)
- Roof replaced in 2008

Building Specifications

Building Size	52,200+/- SF (Expandable to 72,200+/- SF)
Office Size	25,000+/- SF
Site Size	6.34 Acres
Clear Height	18'
Loading	2 Dock High Doors 1 Drive-In Door
Power	2000 Amp, 240 Volt, 3 Phase (To be confirmed)
Sprinklers	Yes
Year of Construction	1987
Zoning	PUD
Lease Rate	\$7.25/SF NNN
Estimated Expenses	\$2.45/SF (2012)
Sales Price	\$3,950,000 (\$75.67/SF)



1st Floor



2nd Floor

Aerial



Building Features

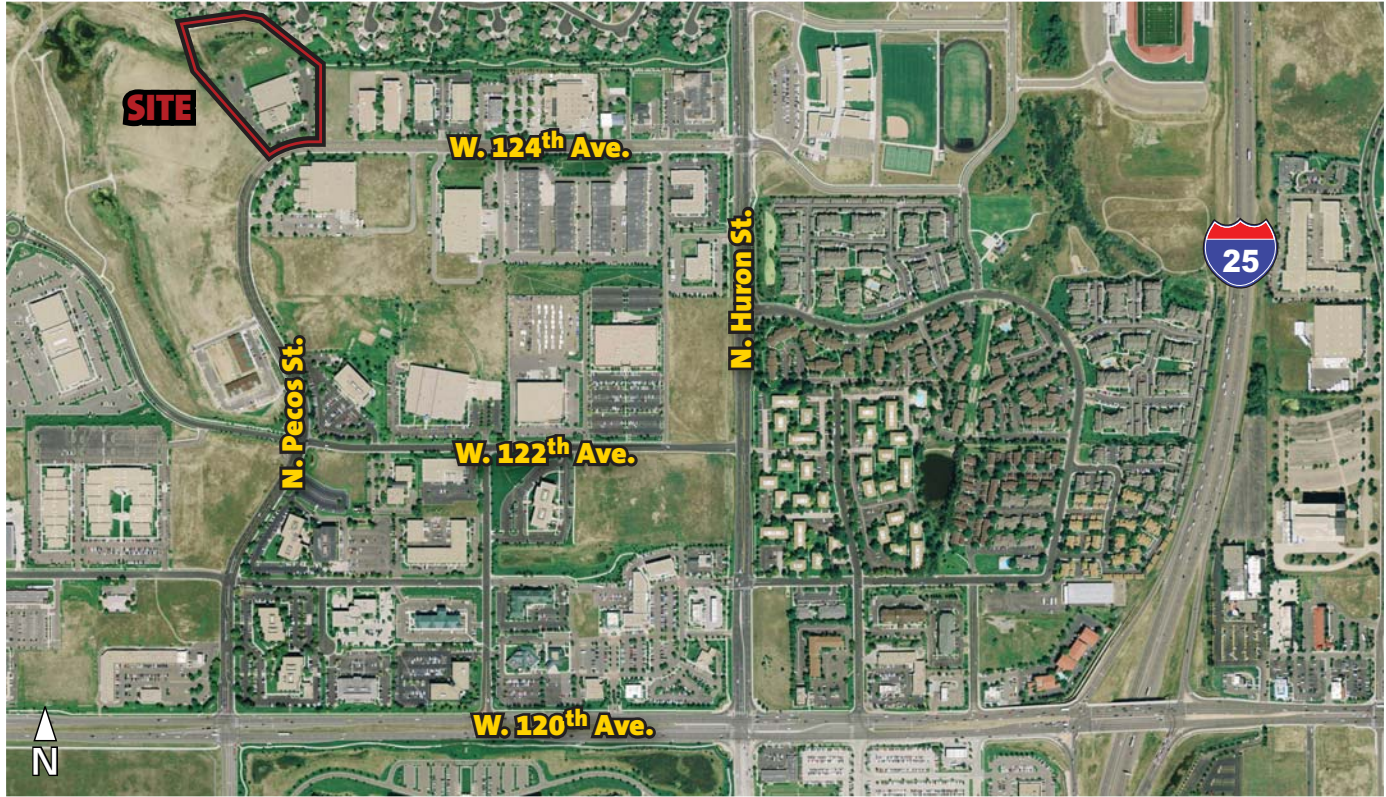
- Ideal for a variety of office, light manufacturing and assembly uses
- Mature landscaping
- Heavy power distributed throughout
- Numerous restroom facilities and lunch room
- HVAC and system control replaced in last 3 years
- Corporate image facility in a quality business park location



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For additional information, please contact:

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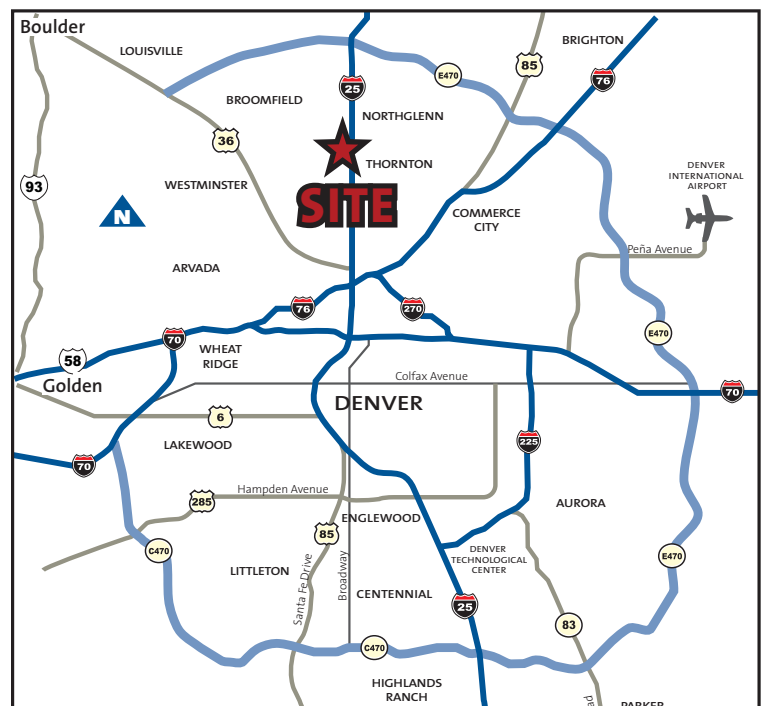
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