



OFFICE INDUSTRIAL RETAIL INVESTMENTS



www.FullerRE.com

New Construction Industrial For Sale or Lease

12075 Moline St., Henderson, CO 80601



PROPERTY FEATURES

Building:	15,000± SF (new construction)	FOR SALE:	\$2,850,000 (\$190/sf)
Lot:	1.04 Acres	FOR LEASE:	\$14.50/sf NNN
Yard:	141' x 80'	Construction:	Steel Building
Parking:	32 surface parking	Power:	480v / 800 amp 3-phase
Est. Delivery:	Spring 2018	Clear Height:	20' Clear
Zoning	Adams County I-1	Total Units	1 to 5
Loading:	5 Drive-In Doors (12' x 14')	Sprinklers:	Wet, 12' storage height

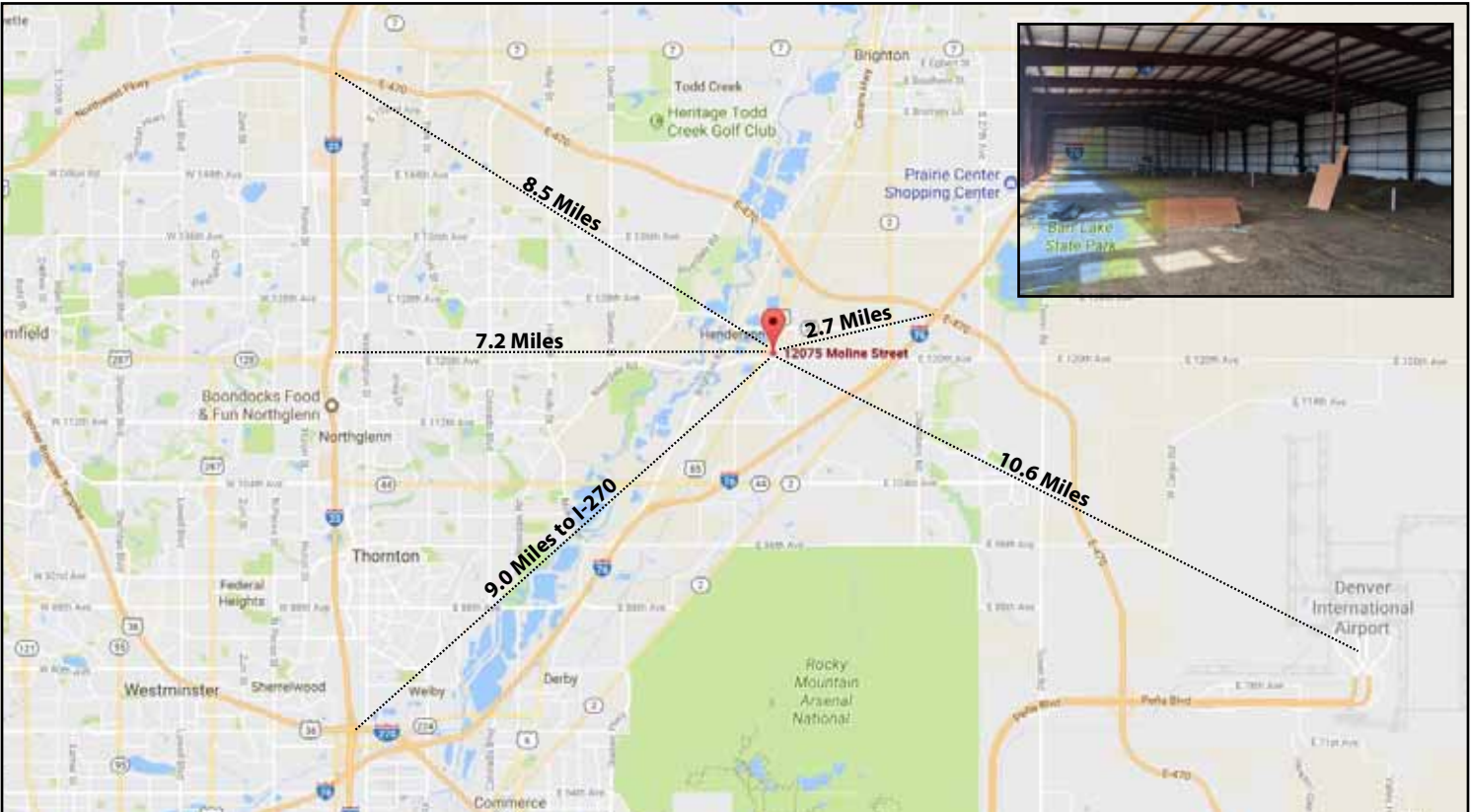
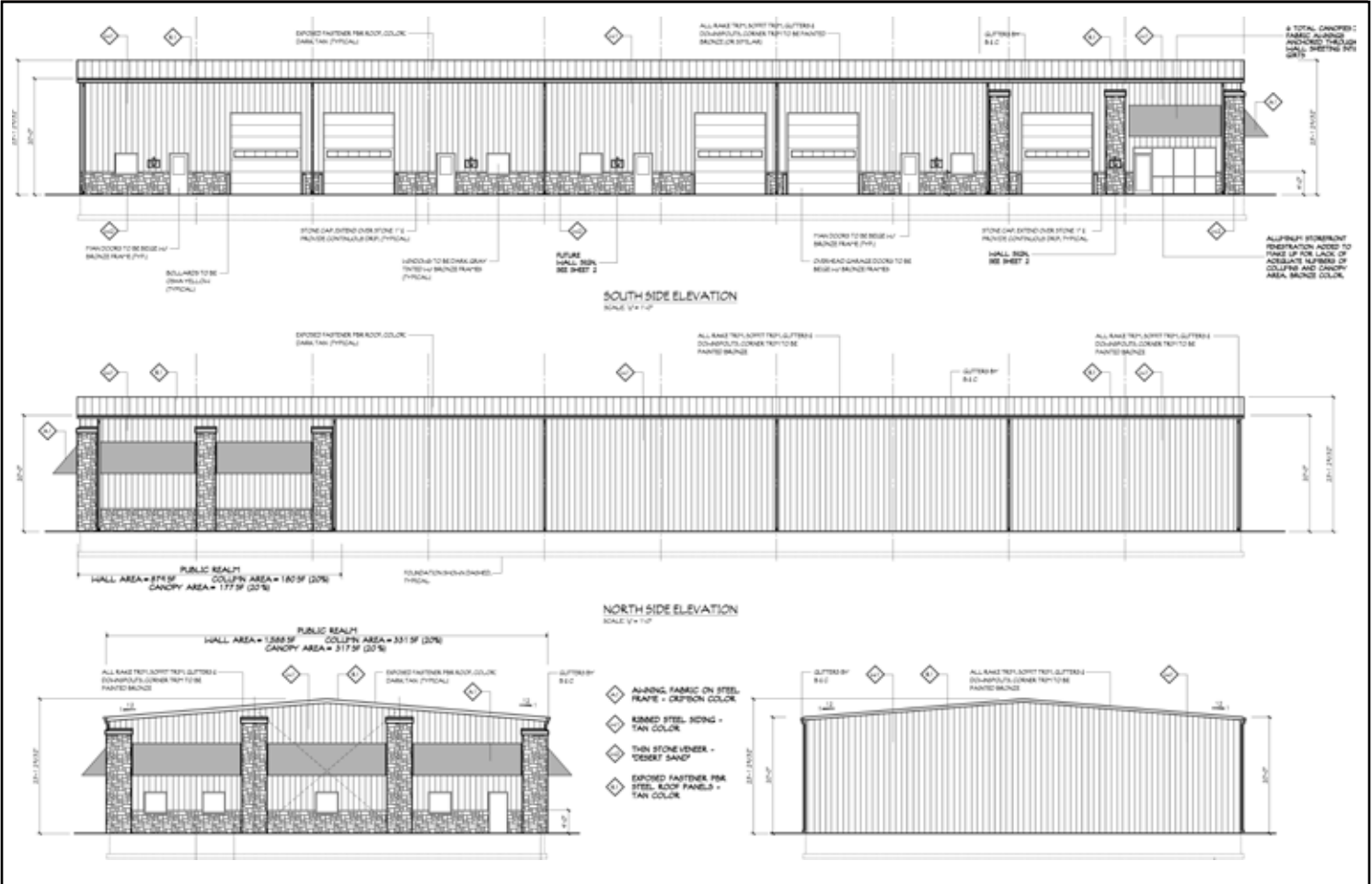


Brian Baker
 (720) 287-5416 direct
 (720) 280-4733 mobile
 BBaker@FullerRE.com

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



Although from sources deemed reliable, Fuller Real Estate does not warrant the enclosed information and suggests that all facts and figures be independently verified.