

# Office/Warehouse LEASE



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## **SALES AND LEASING:**

RETAIL, OFFICE, LAND  
& INDUSTRIAL

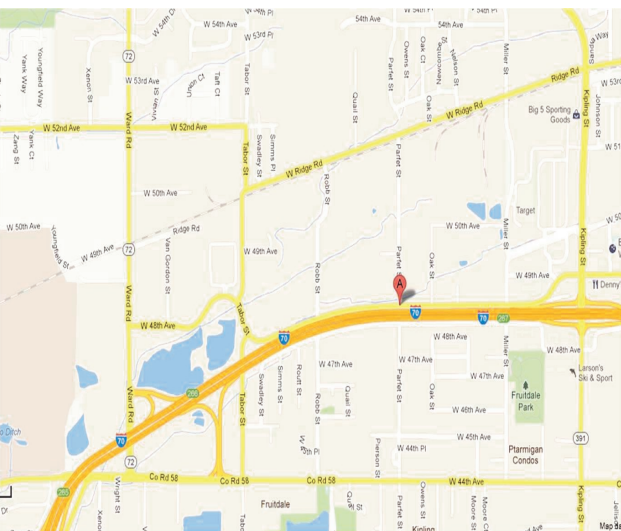


**11455 W. I-70 Frontage Rd. North  
Wheat Ridge, CO 80033**

**12,930 SF TOTAL**

**AMENITIES:**

- Price per Sq. Ft.: \$6.50—8.00 NNN
- Year Built: 1974
- RBA: 12,930Sq. Ft.
- NNN's: \$2.90 SF
- **LOCATION:** Standalone Single-Tenant located on the North I-70 Frontage Rd. in Wheat Ridge, CO with easy access to Kipling St. & Ward Rd. via I-70. Well maintained building with great visibility, signage, and access.
- Term: 3—5 Years
- **12' - 14' Ceilings in Warehouse**
- **400 amp Power**
- **3 Phase Power**
- **11455 = 12,930 RSF**
  - **2,930 SF Warehouse**
  - **10,000 SF Office**
- **2 Dock-High & 1 Drive-In**
- **Previous Tenant was an Engineering Company**
- **Vented**



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.