

FOR SALE OR LEASE

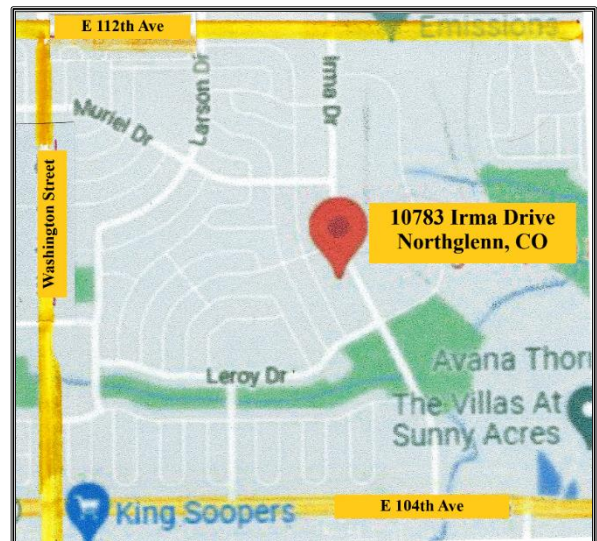


10783 IRMA DRIVE Northglenn, Colorado 80233

BUILDING SIZE: 4,320 SF + STORAGE
WAREHOUSE: 2,672 SF
OFFICE: 1,648 SF
MEZZANINE: 544 SF (not included in SF)
STORAGE: Additional \pm 1,600 SF
SITE SIZE: 0.34 acres
CLEAR HEIGHT: 15'- 19'
LOADING: Two (2) Overhead doors – 12' x 10'
ELECTRICAL: 3-Phase, 200 Amps, 120/240 Volts
CONSTRUCTION: Steel frame with metal exterior
SALE/LEASE PRICE: Contact Broker

BUILDING FEATURES:

- This building is in excellent condition.
- Well insulated modern metal building.
- Lifts, Compressors, Air Lines Available
- Epoxy Coated Floor
- Security cameras throughout the property.



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The information herein is deemed to be reliable but no representations, nor warranties, express or implied, are made as to accuracy. Price, terms, and information are subject to change and withdrawal without notice

**10783 IRMA DRIVE
NORTHGLENN, CO 80233**



BUILDING FRONT & SIGNAGE



BACK OVERHEAD DOORS



STORAGE



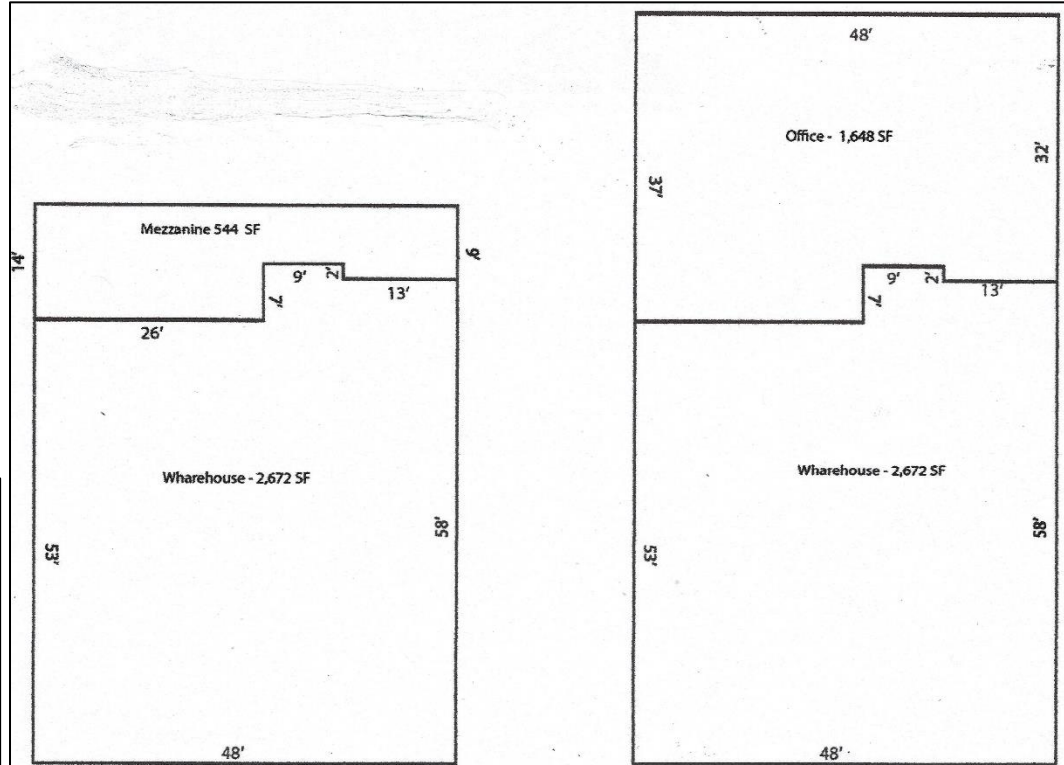
STORAGE



KITCHENETTE



BATHROOM



FLOORPLAN

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