



INDUSTRIAL / FLEX SPACE FOR LEASE

11919 I-70 FRONTAGE ROAD
WHEAT RIDGE, CO 80033

PROPERTY HIGHLIGHTS

Unit 126 provides a clean, professional work environment with a second-floor mezzanine office with floor-to-ceiling windows, and a class-A finish. The warehouse area has epoxy floors, compressed airlines, well-distributed power, and HVAC. Solar panels offset electric costs.

- One block from RTD Light Rail Station
- 22' Clear Height
- 10'x14' Drive-in door with auto opener
- Fully sprinklered
- 200 Amps, 120/208 Volts, 3-phase

Unit 126	2,494 SF
Lease Rate	\$13.00/SF NNN
Expenses	\$5.75/RSF (2022 Est.)
Available	Immediately
Parking	On-site
Zoning	PUD

DISCLAIMER: The information contained in this brochure has been obtained from sources we believe to be reliable. However, while we have no reason to doubt the accuracy of the information, it is important for you to understand that we have not verified the accuracy or completeness of the information and, therefore, do not make any guarantees, warranties or representations regarding the accuracy and completeness of the information provided. It is your responsibility to verify and confirm the accuracy and completeness of the information contained herein. The tenant, buyer, seller and/or landlord should not rely on the information contained in this brochure but instead should independently verify the permitted use and zoning of the property him or herself. The zoning link is for initial informational purposes only.

CONTACT US

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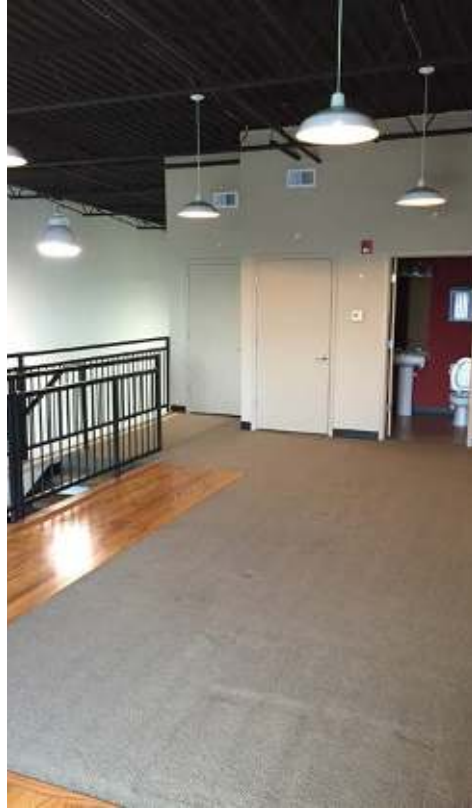
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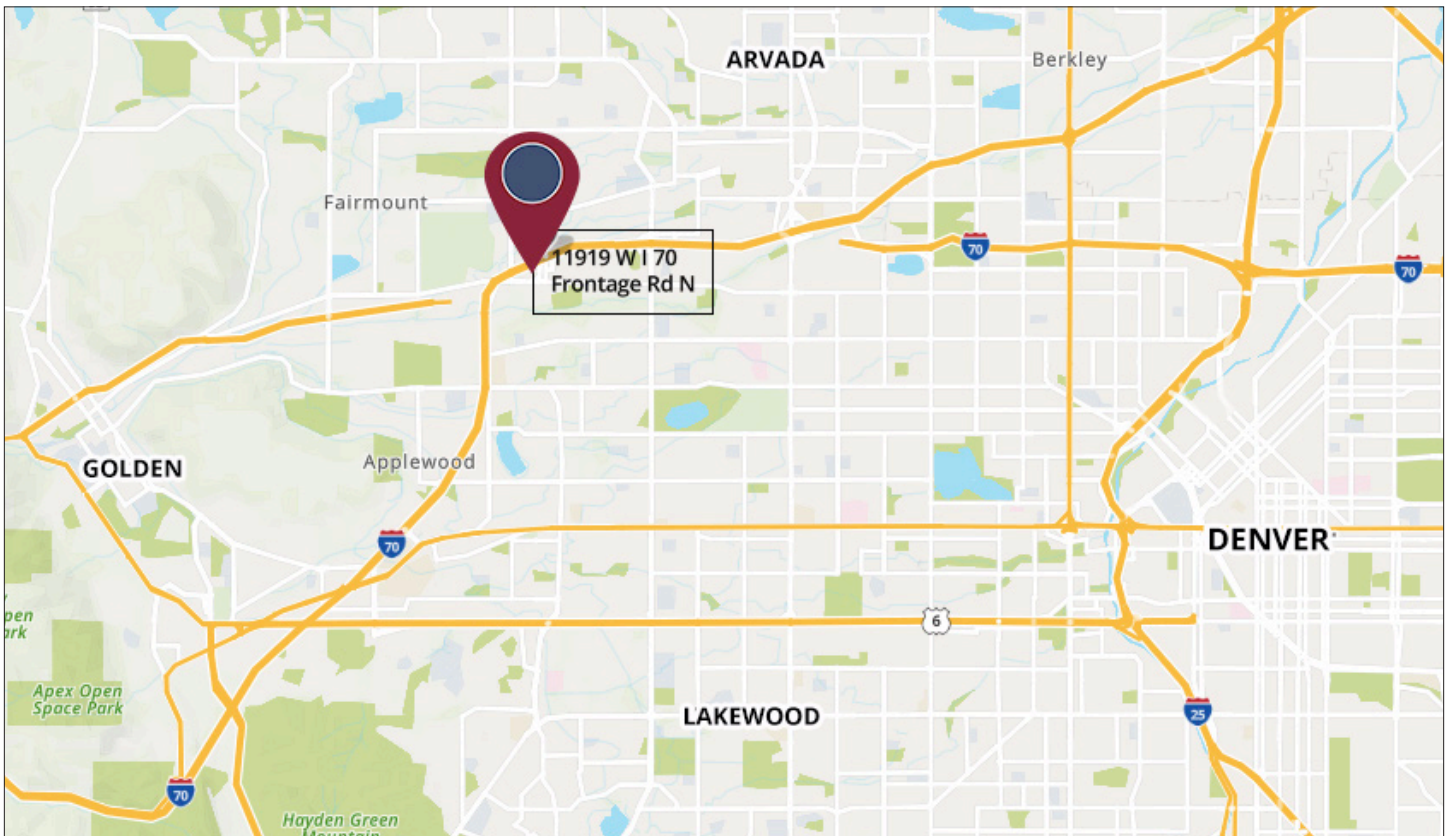
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PROPERTY PHOTOS



PROPERTY LOCATION



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* For a complete disclaimer, please see page one of this brochure.