10X12 DRIVE THRU DOORS, FREE SPAN, FENCED YARD, SIGNAGE TO I-25



GREG KNOTT

Executive Vice President

O: 303.512.1156 C: 303.521.3648

gknott@uniqueprop.com

EARL DUFFY

Senior Broker Associate

O: 303.512.2732 C: 303.968.4929

eduffy@uniqueprop.com





FULL-SERVICE COMMERCIAL REAL ESTATE SOLUTIONS
303.321.5888 | UNIQUEPROP.COM

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available 3,500 - 7,000 SF

Lease Rate: \$18/SF NNN

Est. NNN: \$5.64/SF

Yard Size: ~10,000 SF

Office Size: ~500 SF

Ceiling Height: 14' Clear

Loading 10x12 Drive In's

Yard: Yes

Renovated: 2024

Zoning: I-A

Parking: Ample - Yard and Side

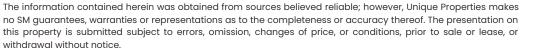
PROPERTY OVERVIEW

Extremely well located property directly off the exit at I-25 and 8th Ave. Corner location, tremendous signage to I-25 & 8th Ave. Fenced & paved yard area, recently renovated with new restrooms, electrical, and fresh paint. Heavy I-A zoning makes this perfect for HVAC, plumbers, electrical contractors, woodworkers, remediation companies, fleet storage landscapers, maintenance, service companies, and much more. Call Greg or Earl to schedule a showing.

PROPERTY HIGHLIGHTS

- Excellent Central Location Directly off I-25
- 10,000 SF Fenced/Secured Yard
- Free Span Units, Twin T Roof
- Rare Drive In & Drive Through Loading
- New LED Lighting, Freshly Painted
- Permissive Industrial Zoning with Outdoor Storage
- Tremendous Signage





ADDITIONAL PHOTOS





The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no SM guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.



ADDITIONAL PHOTOS







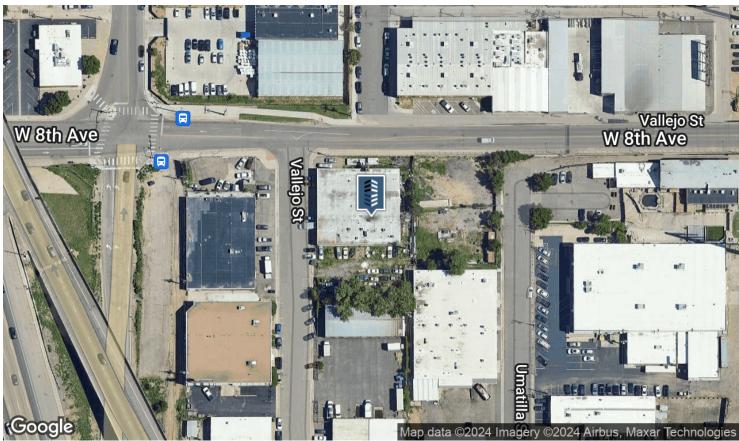


The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no SM guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.



LOCATION MAP





The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no SM guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

