



Colliers

# For Lease

## 950 Simms Street Lakewood, CO 80401

### Warehouse with Fenced and Paved Yard

#### Property Highlights

- › 7,000 SF freestanding building with fenced and paved yard
- › 7 minute walk from Oak Street Light Rail
- › Highly accessible to 6th Avenue & I-70
- › Parking & yard space
- › Fully paved yard (0.51 acres)
- › High clearance warehouse
- › Lease rate \$14.95/SF, \$4.50/SF NNN
- › Approximately 3,000 SF of office (Adjustable)

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## Property Facts

Warehouse: 7,000 SF

Lease Rate: \$14.95/SF + NNN

OPEX: ±\$4.50/SF

Clear Height: 15'-18'

Yard: 0.51 AC (Fenced)

Loading Doors:  
· 2 Drive-Ins  
· One (1) 14'x14'  
· One (1) 10'x10'

Zoning: Industrial





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