



INDUSTRIAL / FLEX SPACE FOR LEASE

4894 Van Gordon St, Wheat Ridge, CO 80033

Excellent flex/industrial building with 75% warehouse, 25% office/showroom. Easy access off I-70 and Ward Road. Solar Panels help reduce utility bills. Planned Industrial Development Zoning.

- Newly updated office / showroom area
- Two overhead doors
- Mezzanine area for additional space

FEATURE HIGHLIGHTS

-  Flex Space
-  High Ceilings
-  Solar
-  On-site Parking
-  3-Phase Power
-  Responsive Management

PROPERTY OVERVIEW

UNIT 304	6,680 RSF (incl. 2,200 RSF mezz)
LEASE RATE	\$12.50/RSF NNN
EXPENSES (EST)	\$5.15/RSF + Utility + Internet (2026)
AVAILABLE	Immediately
LEASE TERM	3 – 5 Years
POWER	3-phase 200 amps/220V
ZONING	PID (Planned Industrial Development)

FOR MORE INFORMATION:



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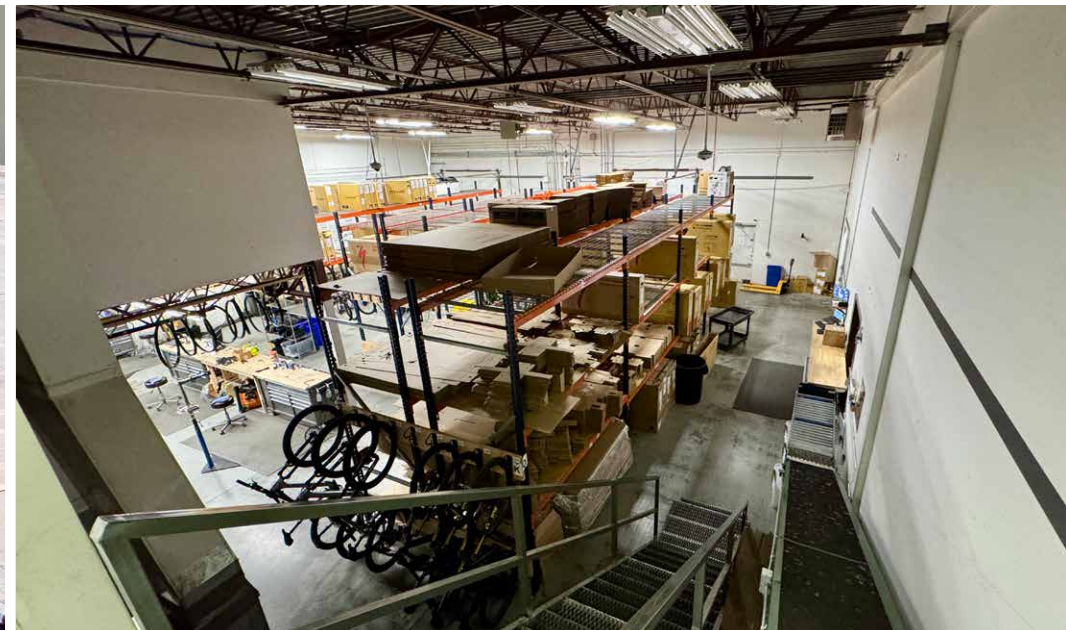
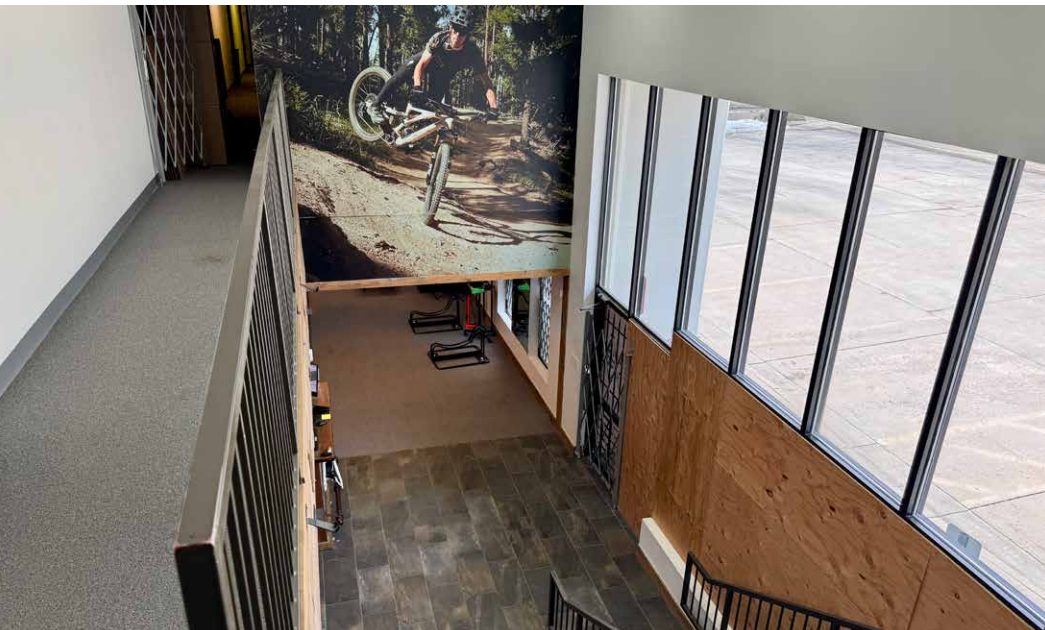
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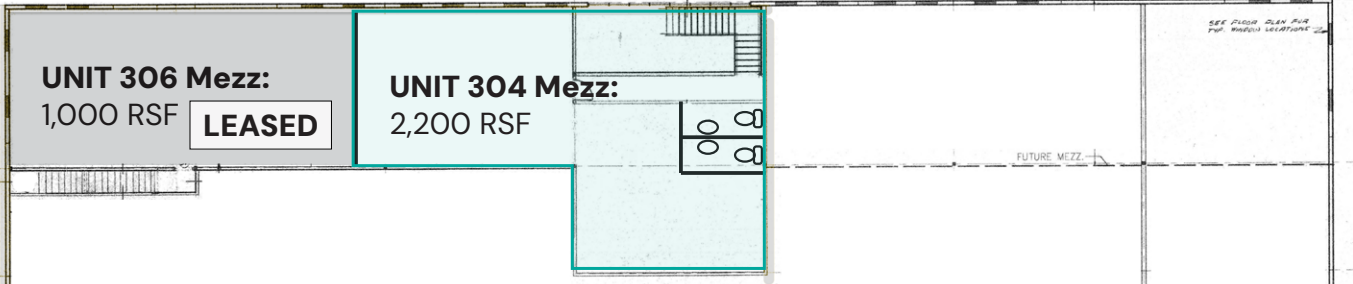
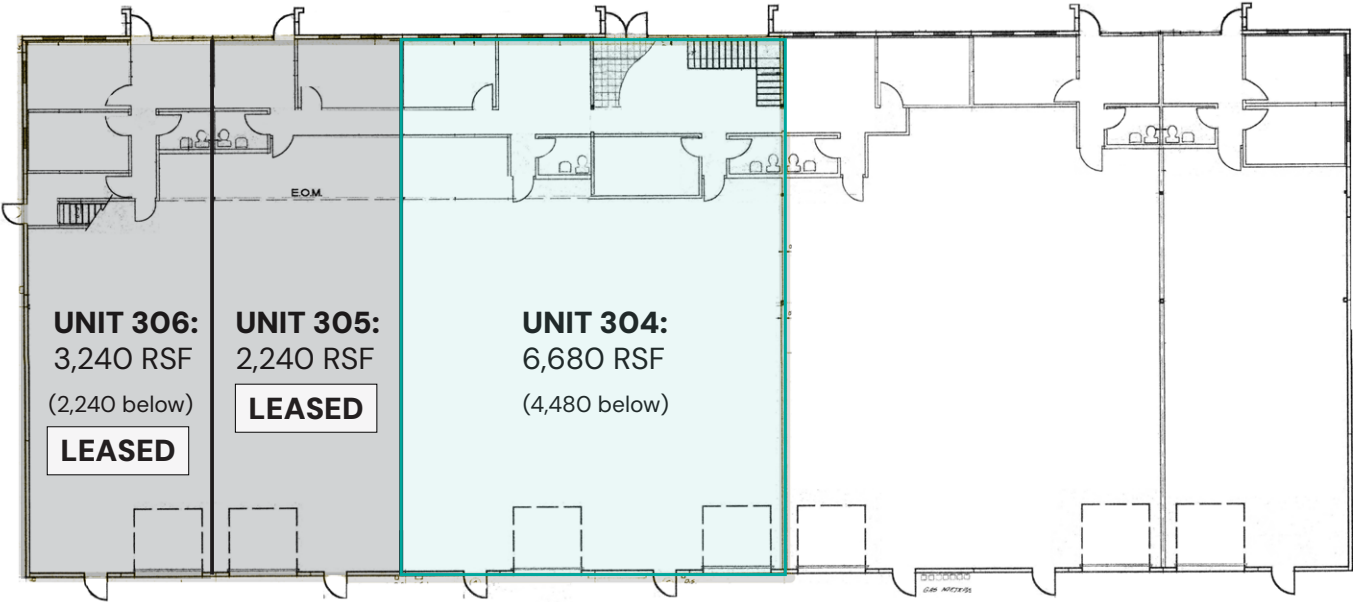
FOR LEASE

4894 VAN GORDON ST, WHEAT RIDGE, CO

PROPERTY PHOTOS



PROPERTY FLOOR PLANS



A map of the area around 1000 W 52nd Ave. The map shows a grid of streets including W 50th Ave, W 52nd Ave, W 49th Ave, W 44th Ave, W 38th Ave, and W 35th Ave. Major roads like McIntyre St, Eldridge St, Kipling St, and Highway 70 are also visible. A red location pin is placed at 1000 W 52nd Ave. In the bottom left corner, there is a QR code with the text "Explore more in the area." above it.

