

FOR LEASE

10,528 SF | \$18/SF + GAS & ELECTRIC | 1 DRIVE-IN

4880 VAN GORDON ST
WHEAT RIDGE, CO 80033



15000 W 44TH AVE. SUITE C GOLDEN, CO 80403
720.843.1330 | WWW.DIGBYCOMMERCIAL.COM

Wade Wilson

Senior Broker

O. 720.843.1330 Ext. 100

C. 720.326.2023

Wade@DigbyCommercial.com

Tanner Digby, SIOR

President

O. 720.843.1330 Ext. 104

C. 720.402.7578

Tanner@DigbyCommercial.com

PROPERTY INFORMATION

**4880 VAN GORDON ST
WHEAT RIDGE, CO 80033**



LEASE RATE	\$18/SF + Gas & Electric
UNIT SIZE	10,528 SF
BUILDING SIZE	28,291 SF
CLEAR HEIGHT	17'2" - 18'2"
CEILING HEIGHT	22'
OFFICE/WAREHOUSE	10% O 90% W
LOADING	1 Drive-In (12'x14')
POWER	3P 2, 400 A (TBV)
YEAR BUILT	2019
ZONING	I-E (Wheat Ridge)

PROPERTY HIGHLIGHTS

- In the Heart of Wheat Ridge's Commercial Corridor
- 90% Warehouse and 10% Office
- Ample Parking
- Fully Sprinklered



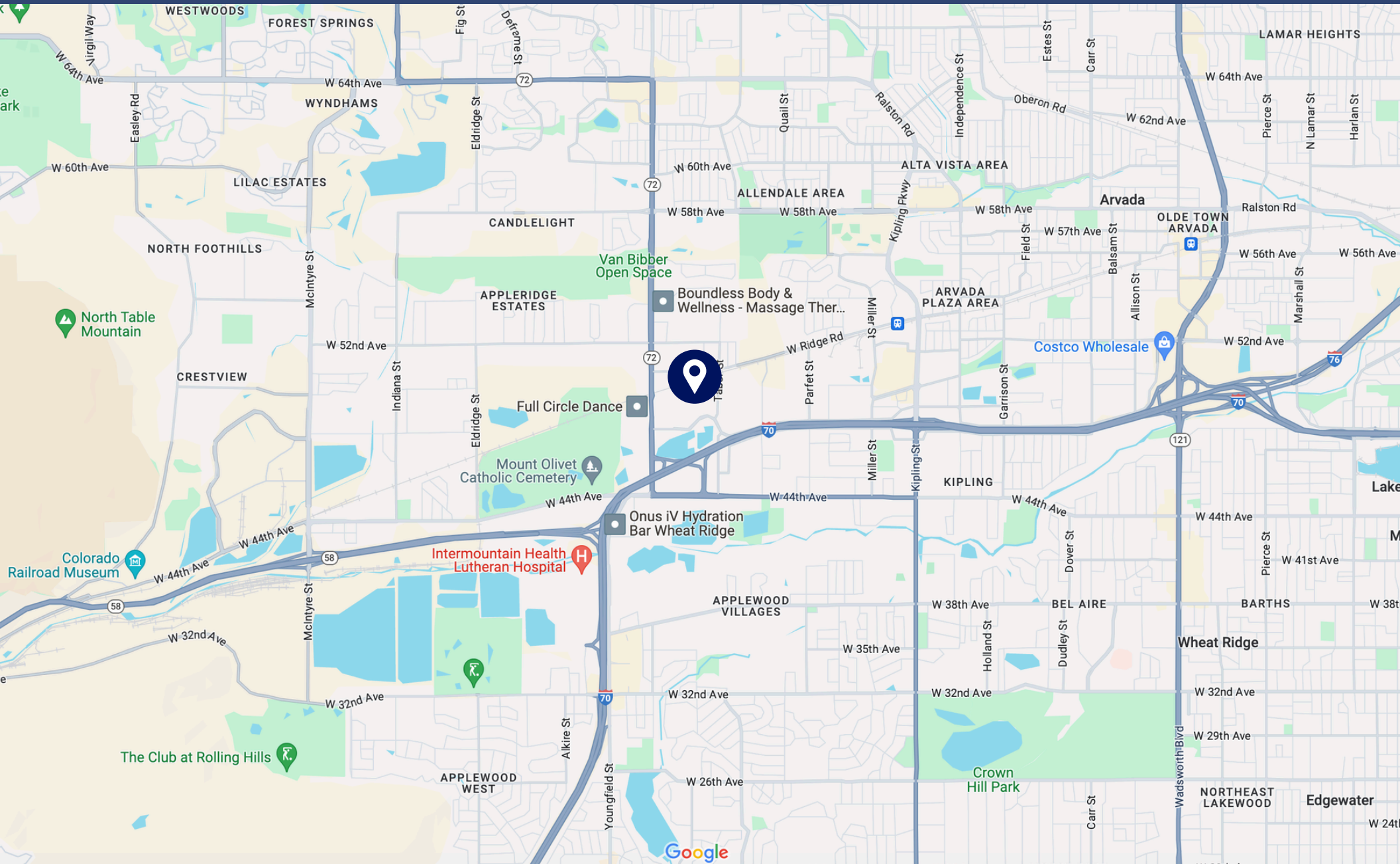
PROPERTY PHOTOS

4880 VAN GORDON ST
WHEAT RIDGE, CO 80033



Location Map

4880 VAN GORDON ST
WHEAT RIDGE, CO 80033



720-843-1330 | 1500 W 44th Ave STE C Golden, CO 80403 | www.DigbyCommercial.com

© 2026 Digby Commercial Advisors. The information contained herein has been obtained from sources reliable but has not been verified for accuracy or completeness. Any reliance on this information is solely at your own risk. Use of these images without the express written consent of the owner is prohibited.