

For Lease

Colliers

## West Industrial Building with Approximately 1/2 Acre of Yard

### Highlights

- > Large Fenced Yard
- > New Motorized Drive-In Doors Installed
- > New Office Renovations
- > Easy Access to I-70
- > Clearspan Warehouse

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# 11771 W. 49th Ave. Unit B | Wheat Ridge, CO

### Building Information

Lease Rate:	\$16.50/SF NNN
NNN:	\$5.70/SF (2026 Est.)
Available:	6,500 SF
Office:	Approximately 1,800 SF
Yard:	Approximately 1/2 Acre of Yard
Loading:	Three (3) Drive-In Doors
Clear Height:	14' - 16'
Power:	240V, 3-Phase (To Be Verified)
Zoning:	Industrial Employment District (2E)
County:	Jefferson

Accelerating success.

For Lease

Tabor St.

W. 49th Ave.

UNIT B

Yard

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Contact:

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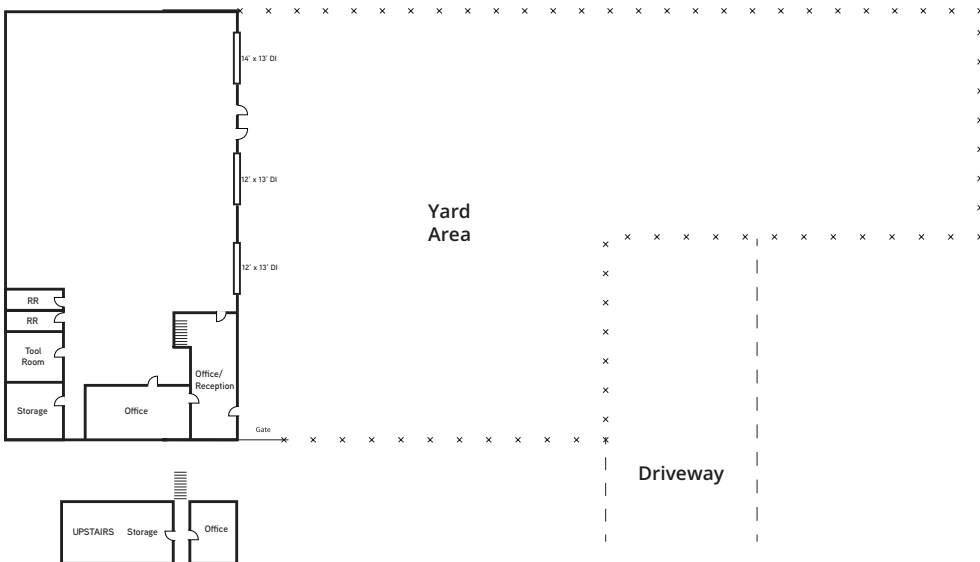
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Site Plan



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