

Industrial Flex Space For Lease

**17164 E. I-25 FRONTAGE RD
PLATTEVILLE, CO**

Size: 4,800 SF with 380 SF office
Rate: \$18 / SF Modified Gross
Available: Immediately

TAKE FIVE

Five overhead doors, that is. This large warehouse/shop flex space at 17164 E. I-25 Frontage Rd in Platteville is built for the operation that needs to move: 15'-20' clear heights inside, five doors for whatever's coming and going, fenced yard space on-site for the overflow, and an office/retail counter up front for the customer-facing side. I-25 access means you're minutes from wherever you need to be. Trucks in, trucks out, work getting done. Take five. Then get back to it.

PROPERTY HIGHLIGHTS

- Large warehouse/shop with five overhead doors
- 15'-20' clear heights
- Full-service wash station on site, air compressor, & propane available
- Office for front-of-house use
- Fenced yard space available
- Direct I-25 Frontage Road access
- Secure facility with 24 -hour access



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WELD COUNTY RD 36



HWY 66



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