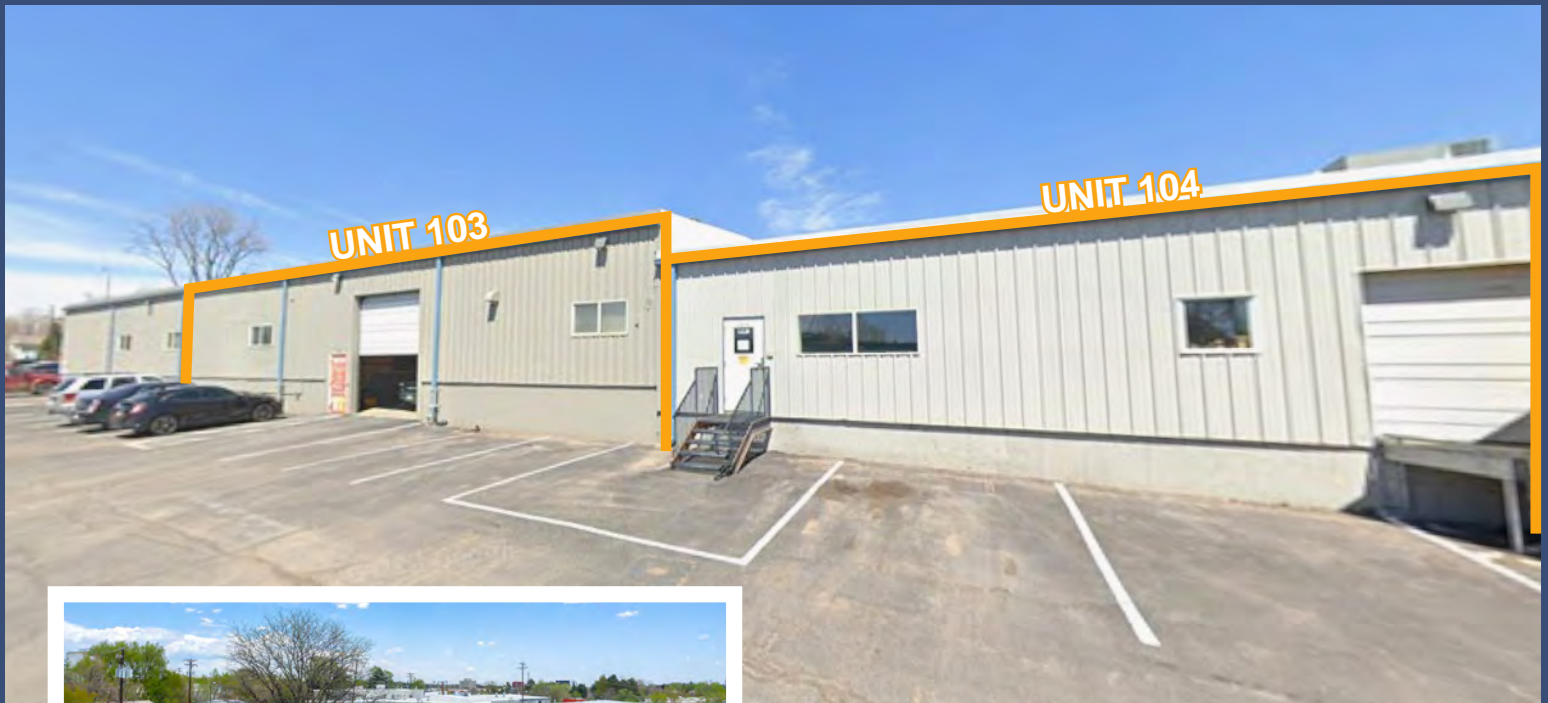


# FOR LEASE

PLATINUM CRE  
INVESTMENTS | BROKERAGE

## ±9,000-18,816 SF | INDUSTRIAL SPACE

1250 Simms Street, Lakewood, CO 80215



### ABOUT THE PROPERTY

1250 Simms Street offers ±9,000 to 18,816 square feet of industrial flex space in a centrally located property. The building supports a variety of industrial users and provides functional space within an established West Metro industrial corridor. Positioned in Jefferson County, the property offers a practical option for users seeking a Lakewood presence with convenient regional access.

### PROPERTY FEATURES

- **Available Units:**
  - Unit 103: 9,816 SF (Warehouse & Office)
  - Unit 104: 9,000 SF (Warehouse & Office)
- **Clear Height:** Up to 20 Ft
- **Power:** 1600 amps, 220 volts
- **Loading:** 1 Drive-In (8') - Unit 103  
1 Dock-High (14') - Unit 104
- **Zoning:** LI-RD
- **Parking:** 60+ shared surface spaces
- **Year Built:** 1964
- **County:** Jefferson

### CONTACT

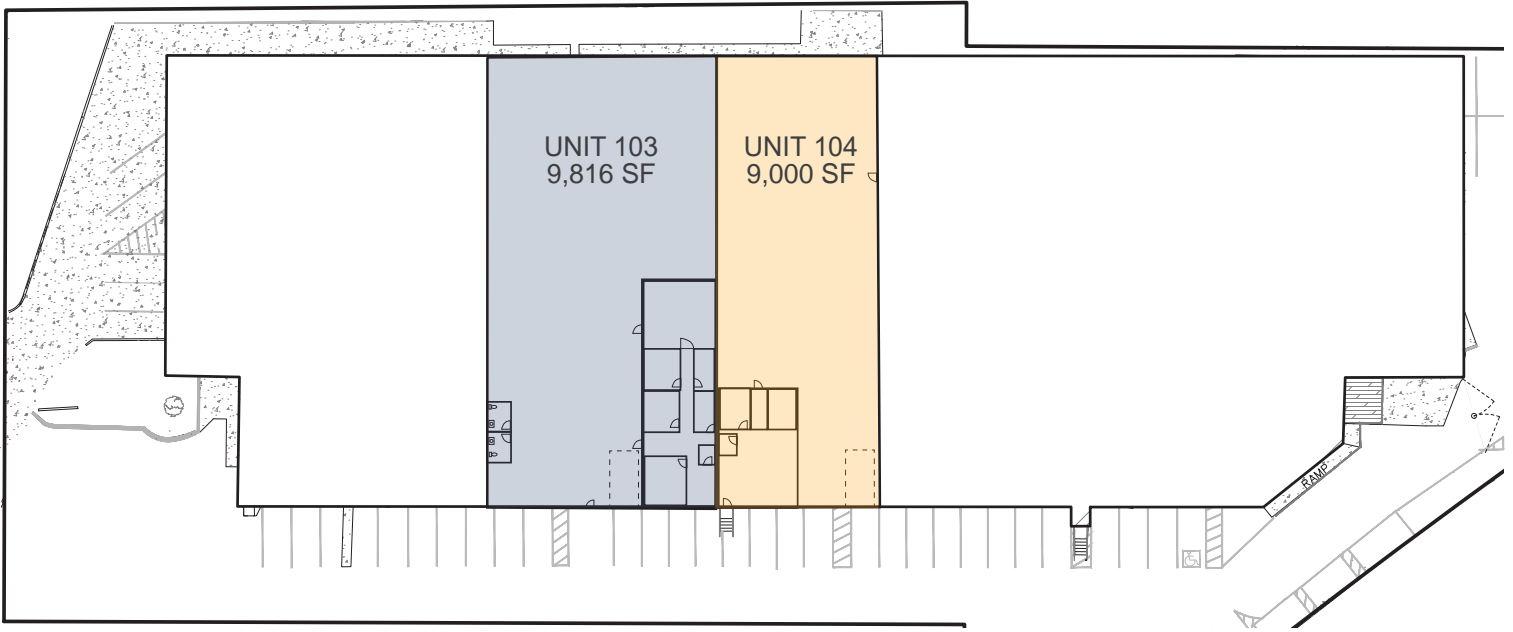
**PAUL CATTIN, CCIM, MICP**  
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**RYAN BENGFORD**  
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**ALEXIA MONTALVO**  
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**LEASE RATE: \$11.00/SF NNN**  
*(Estimated NNN Expense: \$4.34/SF)*

## PROPERTY SITE PLAN - ± 9,000 - 18,816 SF AVAILABLE

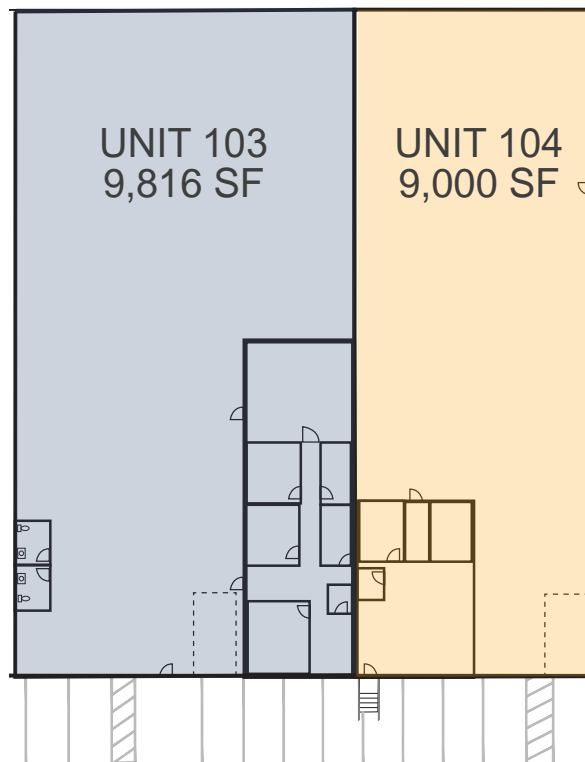


### PROPERTY HIGHLIGHTS

- LI-RD zoning allows a range of industrial uses
- 60+ shared surface parking spaces
- Central Lakewood location within an established industrial corridor
- Efficient site circulation for service and delivery vehicles
- Strong access to West Metro transportation routes

### UNIT 103 HIGHLIGHTS

- 9,816 SF Industrial Space
- ± 6,816 SF Warehouse
- ± 3,000 SF Office
- 1 Drive-In Door
- Parking directly in front

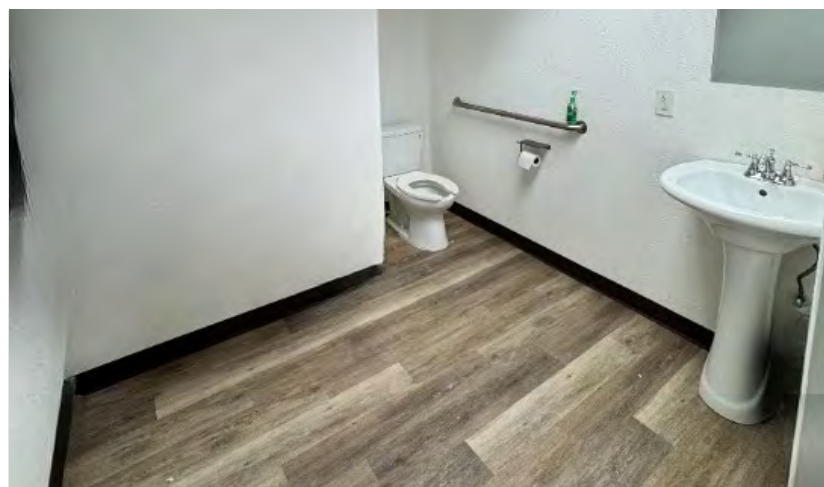


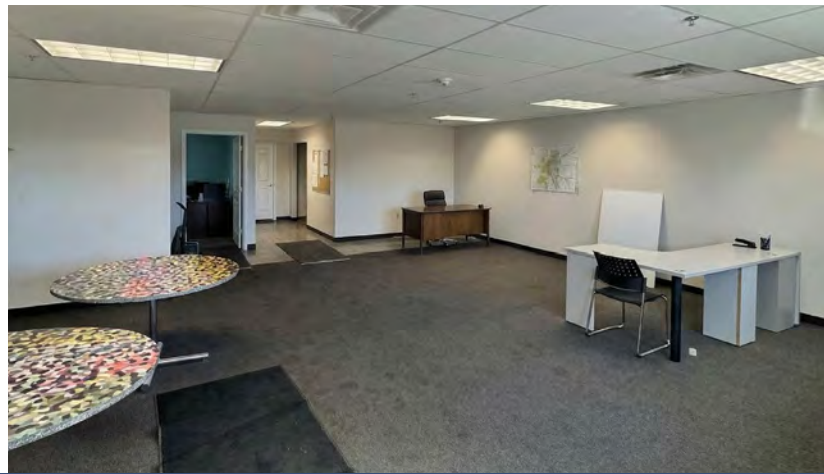
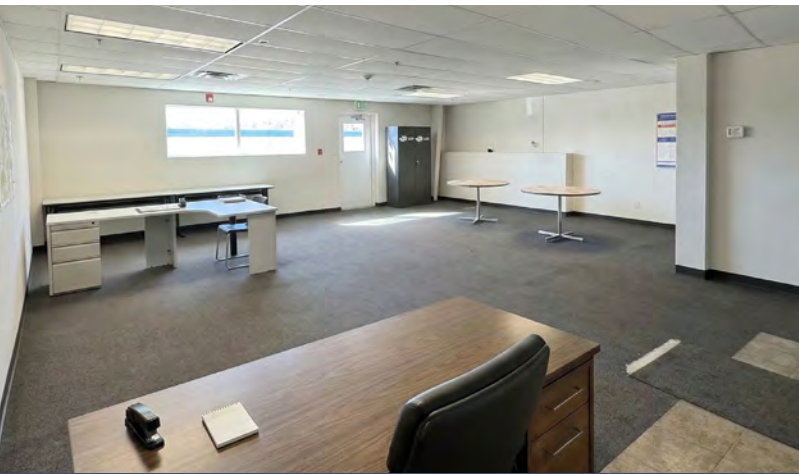
### UNIT 104 HIGHLIGHTS

- 9,000 SF Industrial Space
- 7,900 SF Warehouse
- 1,100 SF Office
- 1 Dock-High Door
- Parking directly in front

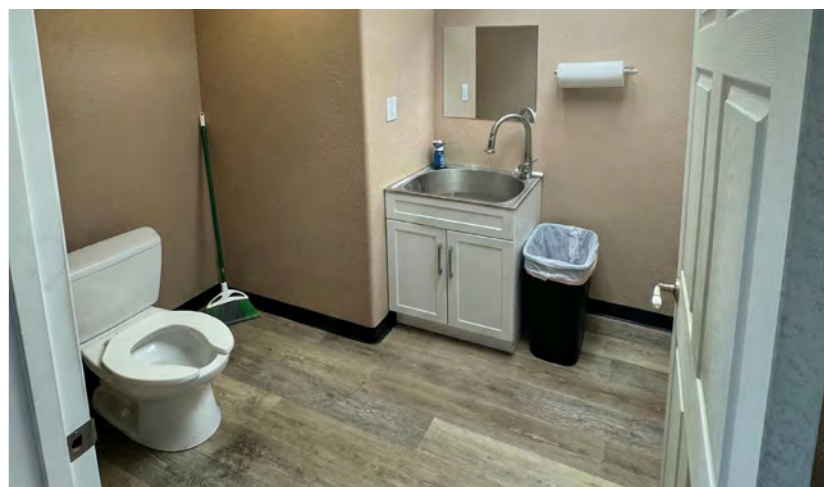


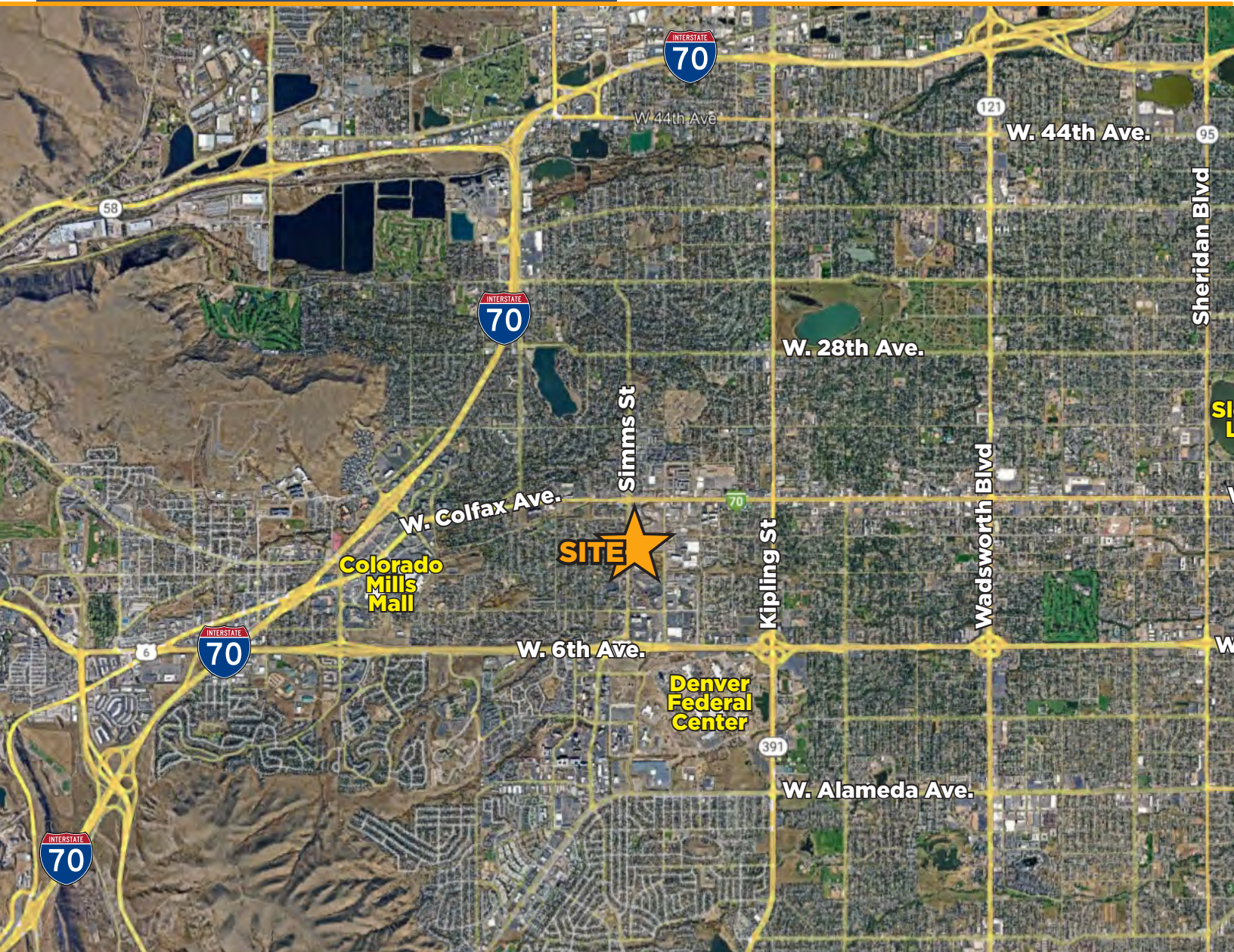
UNIT 103 INTERIOR PHOTOS





UNIT 104 INTERIOR PHOTOS





1250 SIMMS STREET  
LAKEWOOD, CO 80215

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## LOCATION/AREA AMENITIES

- Central Lakewood location within an established industrial and service corridor
- Proximity to US Highway 6 with easy connections to I-70 and the greater Denver metro
- Convenient access to Downtown Denver, Golden, and West Metro communities
- Nearby RTD light rail and bus routes support employee commuting
- Surrounding area is a mix of industrial, commercial, and retail services
- Dense nearby residential base providing strong workforce access

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