

21323 I-76 FRONTAGE RD. HUDSON, CO

FOR LEASE
2,500 - 16,000 SF ON 2.65 ACRES



PROPERTY HIGHLIGHTS

Built for Heavy Use — Six 16'x16' drive-in doors and 400A/480V 3-phase power with step-down transformer support a wide range of industrial operations.

Climate Controlled — Full climate control sets this property apart from the majority of competing industrial product in the submarket.

Leasable Yard Space Available — Rare opportunity to secure additional outdoor storage or staging area on site, ideal for contractors, equipment operators, or material-intensive users



BUILDING FEATURES

Total Land Area:	2.65 AC (2.5 usable)
SF Available:	2,500 - 16,000
Zoning:	USR - Industrial/Commercial
Loading:	(6) drive-in doors
Clear Height:	18'
Year Built:	2021
LEASE RATE:	\$18.95/SF
Estimated NNN:	\$3.75/SF



POSITIONED TO PERFORM

Direct I-76 Frontage — Immediate interstate access with high-visibility exposure to daily traffic, putting your business in front of a regional audience.

Growing Market — One of Colorado's fastest-growing communities with a robust business infrastructure and proximity to major Front Range employers.

Denver CBD — 30 minutes
DIA — 25 minutes
I-25 — 25 minutes



LOCAL EXPERTS. INDUSTRIAL STRENGTH.



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