

FOR LEASE! NEW OWNERSHIP - RENOVATIONS UNDERWAY!



3 months base free rent then
the next 9 months at \$10 NNN!

4950 Oak Street

Wheat Ridge, CO 80033

26,208 SF WAREHOUSE ON 2.15 ACRES

FULLY FENCED YARD FOR OUTDOOR STORAGE

AVAILABLE NOW FOR IMMEDIATE OCCUPANCY

***APPROX 8,000 SF STRUCTURAL
MEZZANINE NOT INCLUDED IN RSF!**

- New overlay and sealcoat for the outdoor storage yard
- New roof overlay with 20-year warranty
- New rooftop HVAC units for the office buildout
- New spec office and restrooms

Building Highlights:



Large fenced yard for outdoor storage



Lease Rate: Negotiable (contact broker)



New sprinkler system in warehouse



Motion sensor lighting



Visible from I-70



Dock high and drive-in loading



Standalone warehouse



25' clear height in warehouse



Functional office space with breakroom/kitchen and multiple private offices + open office space



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