

FOR SALE OR LEASE

11919 W I-70 FRONTAGE RD | WHEAT RIDGE, CO 80033



44,000 SF
BUILDING SIZE

FLEX
BUILDING TYPE

2002
YEAR BUILT

SPRINKLERED

UNITS 121 AND 122

PROPERTY OVERVIEW - UNIT 121

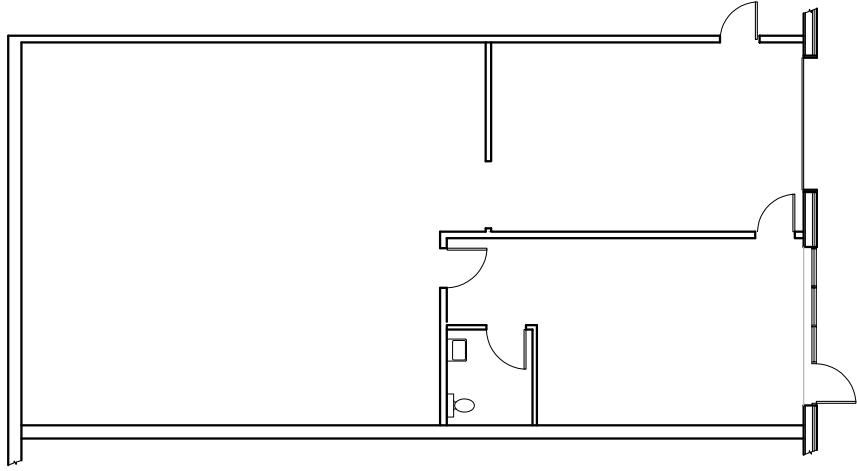
AVAILABLE	NOVEMBER 1, 2026
BUILDING SIZE	1,786 SF
LIST PRICE	\$348,270 (\$195/SF)
LEASE RATE	\$11.50/SF NNN
OPERATING EXPENSES	\$10.84/SF
OVERSIZED DRIVE-IN DOOR	10' X 14'
PARKING	3 SPACES
TAXES	\$11,050
TOTAL LOT AREA	1,786 SF

PROPERTY OVERVIEW - UNIT 122

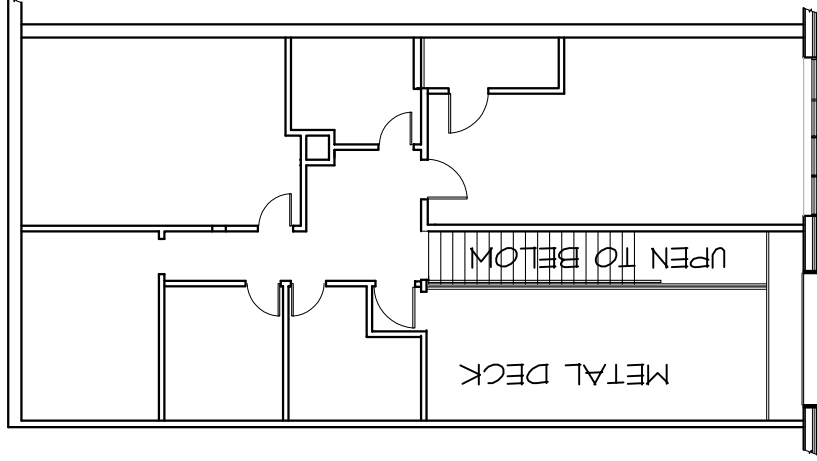
AVAILABLE	MARCH 1, 2027
BUILDING SIZE	3,270 SF
LIST PRICE	\$637,650 (\$195/SF)
LEASE RATE	\$11.50/SF NNN
OPERATING EXPENSES	\$5.37/SF
OVERSIZED DRIVE-IN DOOR	10' X 14'
PARKING	3 SPACES
TAXES	\$11,050
TOTAL LOT AREA	1,786 SF

COMBINED SQUARE FOOTAGE: 5,076 SF

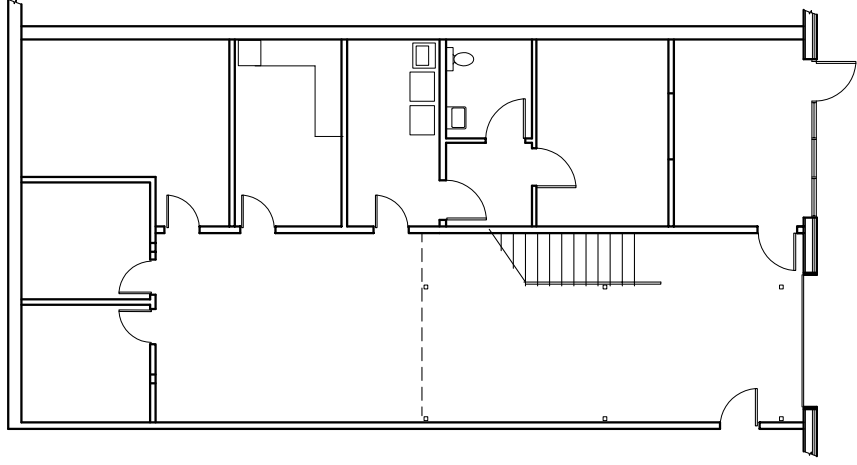
FLOOR PLANS



SPACE 121



2
UNIT 122
8'
4' 0 8' 16'
2ND FLOOR PLAN
1/8"=1'-0"



1
UNIT 122
8'
4' 0 8' 16'
1ST FLOOR PLAN
1/8"=1'-0"



FOR MORE INFORMATION, PLEASE CONTACT

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