

2,211 SF FLEX SPACE FOR LEASE



\$11.50 NNN

UNIT 11

RANGEVIEW TECH CENTER

GARY MANSDORFER

(303) 324-4344

GARY@JEMCOSEAL.COM

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Property Highlights

- **Fully Conditioned space.**
- **Available August 1, 2026**
- **1179 SF of shop/lab/warehouse space**
- **672 SF of office/bathroom space**
- **360 SF of Flex space that can be either office or shop/warehouse**
- **Has one grade level drive in 10' wide x 10' high door.**
- **Warehouse/Shop spaces are semi-finished with lots of natural and artificial LED lighting.**
- **The Rangeview building has 103 Parking Spaces (3.81/1000 SF)**
- **Conveniently located just off of US 36 between Denver and Boulder**
- **Directly across the highway from Interlocken Business Park**
- **The building has been meticulously maintained throughout its life**
- **Fully Sprinkled**
- **N2 Non-combustible construction**
- **I-1 Zoning allows for a wide variety of uses**
- **Building is managed by owners Gary and Ken**

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BUILDING PHOTOS



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**UNIT 11 PHOTOS
COMING SOON**



FLOOR PLAN COMING SOON

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LEASE RATE: \$11.50 NNN

**EXPECTED NNN FOR 2026 IS \$5.90
INCLUDES \$3.46 FOR PROPERTY TAX,
\$1.68 FOR COMMON AREA MAINTENANCE,
AND \$0.76 FOR BUILDING INSURANCE.**

**THIS CALCULATES OUT TO A MONTHLY
RENT OF \$3,206**

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**FOR MORE INFORMATION OR A TOUR OF
RTC UNIT 11, PLEASE CONTACT:**

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(NOTE: WE WILL CO-OP WITH TENANT'S AGENTS!)