



9500 W. 49th Avenue, Unit D-105 Wheat Ridge, CO 80033

I-70 Business Park is a first-class business park located at I-70 and Independence offering excellent access, visibility and signage opportunities. This heavily landscaped business park offers office, showroom and flex spaces with flexible layout opportunities and a diverse tenant mix.

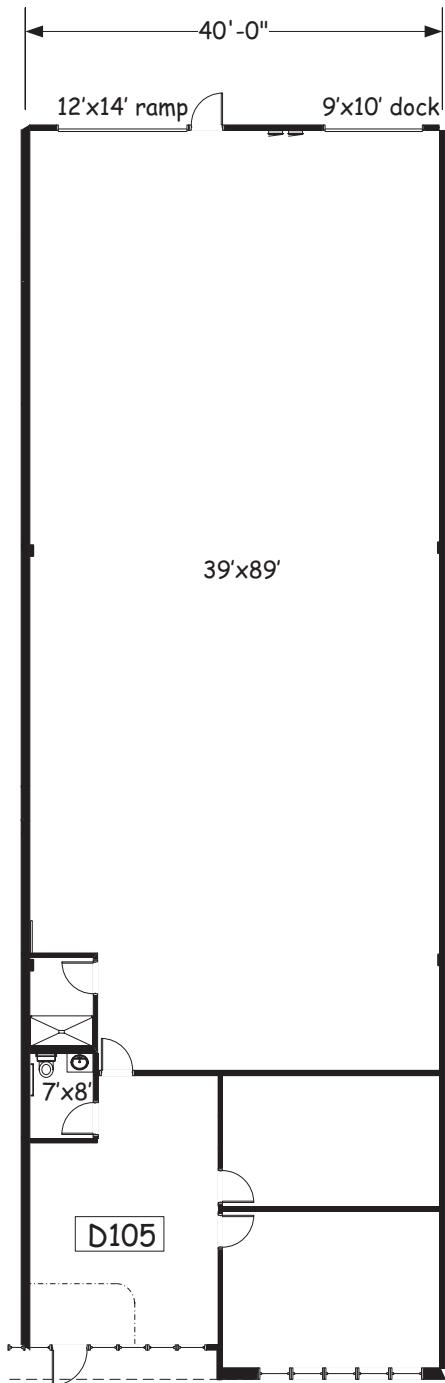
Highlights

Available:	10/1/2026
Available SF:	4,721
Office SF:	1,250
Warehouse SF:	3,471
Base Rent:	\$15.00/SF NNN
2026 NNN:	\$6.88/SF
Monthly Rent:	\$8,607.96
Number of Docks:	One (1) - 9' x 10'
Drive-In:	One (1) - 12' x 14'
Clear Height:	18'-0"
Sprinkler:	Yes/Wet
Parking:	2.9:1,000
Power:	480V, 3 Phase, 80 Amp
Zoning:	PID



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Space Plan



Broker Contact

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