



## **OFFICE/YARD SPACE FOR LEASE IN HENDERSON, CO! 6121 E 88<sup>TH</sup> AVE, HENDERSON, CO 80640**

Position your business for efficiency with this versatile commercial property featuring 19,396 SF of rentable commercial land and 2,314 SF of office space with immediate access to I-76! Office space is separated into two individual, well-maintained office buildings. Expansive, open yard area provides abundant space for fleet vehicle parking or contractor operations. Great opportunity for businesses seeking flexible outdoor capacity with office infrastructure already in place.

Ideal for:

- Office
- Flex
- Large trucks & vehicle parking

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## **PROPERTY DETAILS:**

**Lease Rate: Starting at \$6,500/month**

**Total Rentable SF: 19,396 SF**

**Total Building SF: 2,314 SF**

**Lease Type: NNN**

**Zoning: C-5**

**Lot Size: 42,079 SF | 0.97 acres**

**Lease Term: Negotiable**

## ADDITIONAL PHOTOS:

