

8141 N I-70 FRONTAGE RD. ARVADA, COLORADO 80002
UNIT 4 | 4,021 SF



WEST I-70 BUSINESS CENTER



INDUSTRIAL SPACE WITH GREAT I-70 VISIBILITY AND ACCESS **FOR LEASE**

Great access to Wadsworth and Kipling and within walking distance of convenient services including restaurants and retail shopping.



PROPERTY FEATURES

- Flexible building design allows for variety of industrial/flex tenants with abundant parking for easy access of staff and clients.
- Zoning: I-1 (Light Industrial)
- Construction Type: Steel frame, reinforced concrete, twin and triple tee panels
- Year Built: 1979 and 1983
- 18' Clear Height
- Parking Ratio: 2 per 1,000

FOR MORE INFORMATION CONTACT:

MELISSA SHEILS | 303.408.1542 | msheils@berkeleypartners.com

berkeleypartners.com

UNIT 4

4,021 SF AVAILABLE

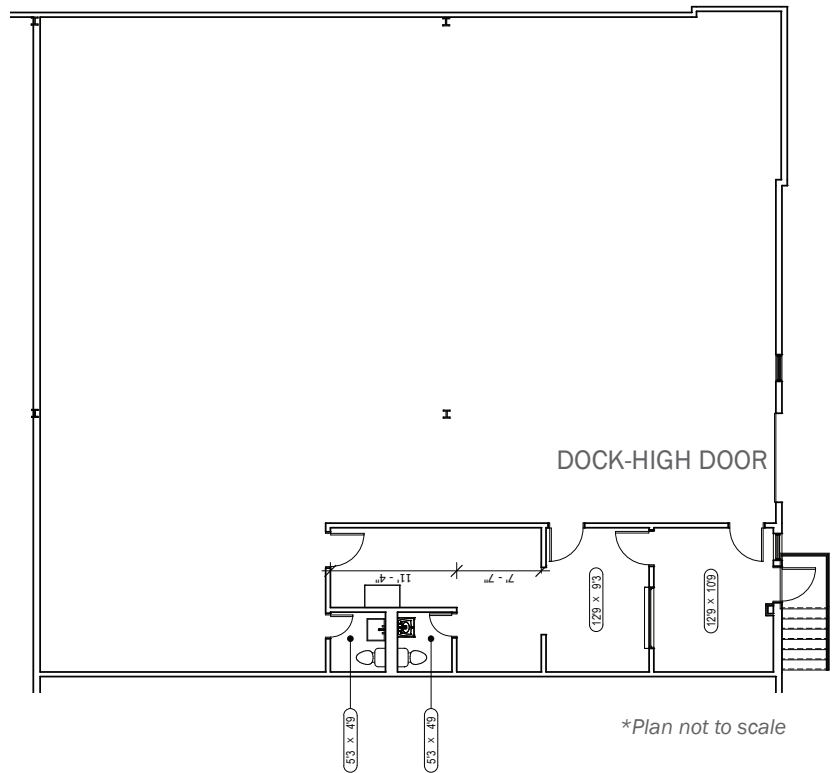
UNIT FEATURES

- Corner Unit
- Office Space: 569 SF
- Warehouse Space: 3,452 SF
- Clear Height: 18'
- Loading: 1 Dock-high door (8' X 10')
- Column Spacing: 35'3" X 37'
- Power: 200 Amps, 120/208 volt, 3 phase (to be verified)
- New paint, flooring and LED lighting
- Available Now

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FLOOR PLAN



SITE PLAN



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