

FOR LEASE

INDUSTRIAL | SUITE 102 | 1,772 SF

4765 INDEPENDENCE ST
WHEAT RIDGE, CO 80033



15000 W 44TH AVE. SUITE C GOLDEN, CO 80403
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PROPERTY INFORMATION

4765 INDEPENDENCE ST
WHEAT RIDGE, CO 80033

LEASE RATE	CONTACT BROKER
UNIT SIZE	1,772 SF
BUILDING SIZE	10,697 SF
POWER	3P 400A 208V
ZONING	I-E (WHEAT RIDGE)
LOADING	2-8x8' DRIVE-INS
CLEAR HEIGHT	9'8"-11'8"



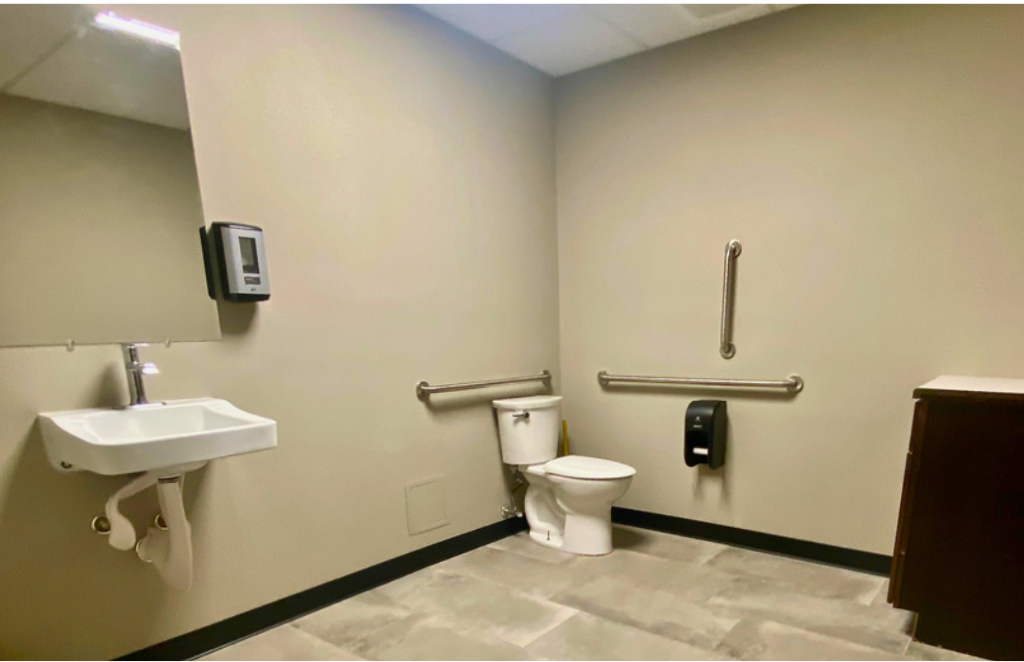
Property Highlights

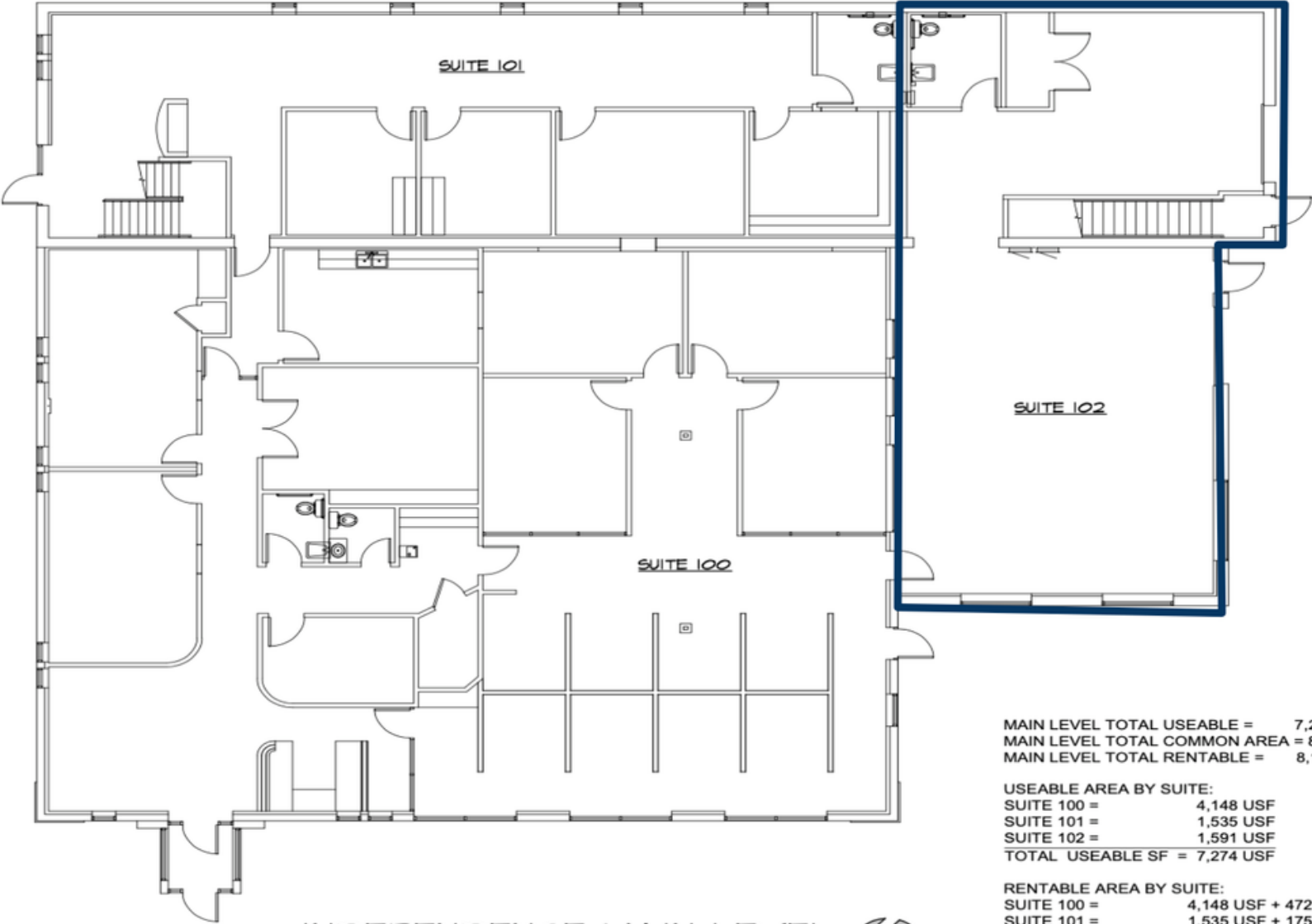
- Easy access to I-70
- Minutes away from I-25
- Updated alarm system
- Private bathroom
- Private entrance
- Suspended space heater
- Two (2) 8x8' Drive-In Doors



PROPERTY PHOTOS

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INDEPENDENCE MAIN LEVEL
SCALE: 1/8" = 1'-0"

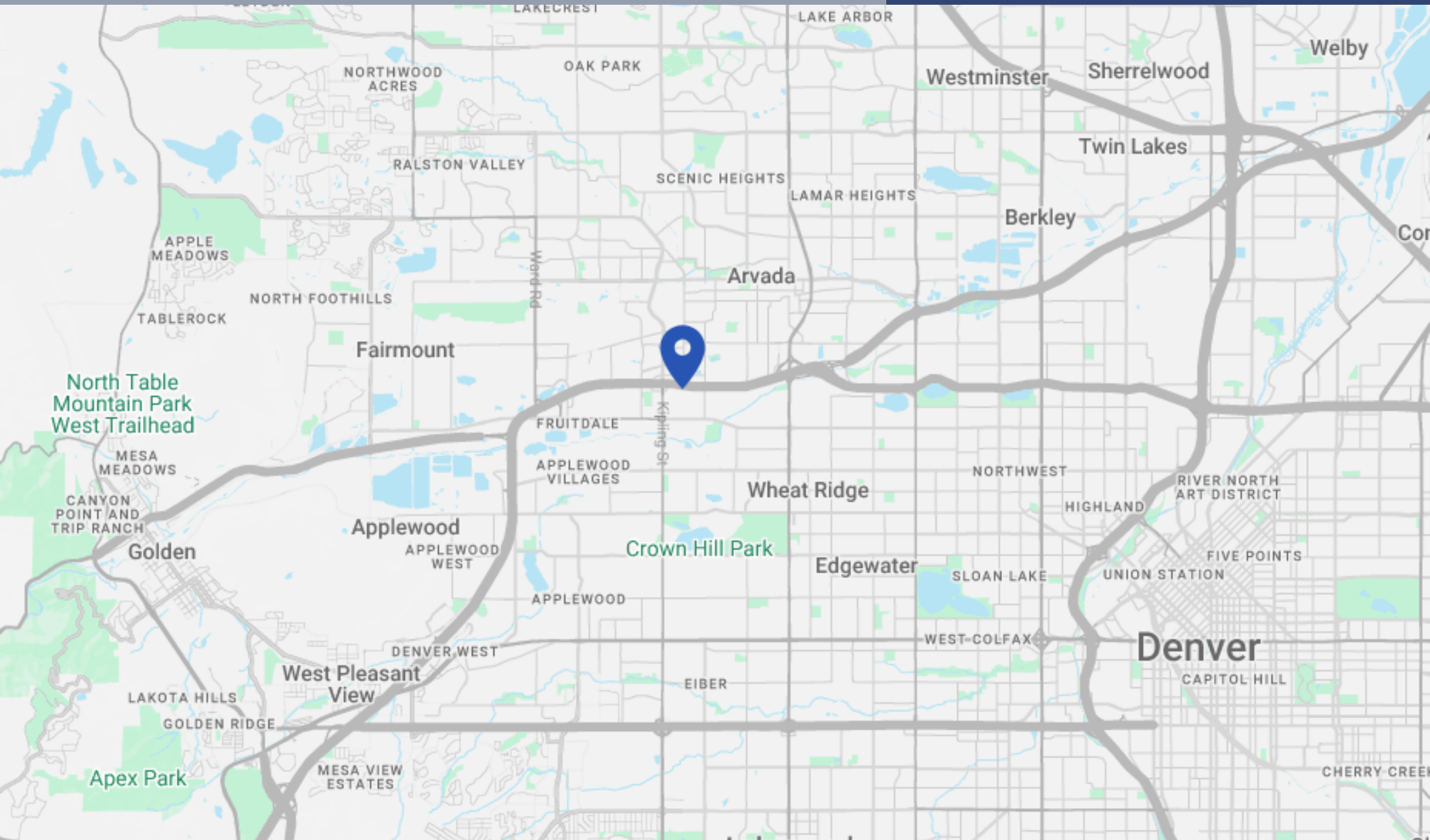
MAIN LEVEL TOTAL USEABLE = 7,274 SF
MAIN LEVEL TOTAL COMMON AREA = 828 SF
MAIN LEVEL TOTAL RENTABLE = 8,102 SF

USEABLE AREA BY SUITE:
SUITE 100 = 4,148 USF
SUITE 101 = 1,535 USF
SUITE 102 = 1,591 USF
TOTAL USEABLE SF = 7,274 USF

RENTABLE AREA BY SUITE:
SUITE 100 = 4,148 USF + 472 CA = 4,620 RSF
SUITE 101 = 1,535 USF + 175 CA = 1,710 RSF
SUITE 102 = 1,591 USF + 181 CA = 1,772 RSF
TOTAL RENTABLE SF = 8,102 SF

LOCATION MAP

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