

FOR LEASE! NEW OWNERSHIP - RENOVATIONS UNDERWAY!



3 months base free rent then
the next 9 months at \$10 NNN!

4950 Oak Street

Wheat Ridge, CO 80033

26,208 SF WAREHOUSE ON 2.15 ACRES










FULLY FENCED YARD FOR OUTDOOR STORAGE

AVAILABLE NOW FOR IMMEDIATE OCCUPANCY

***APPROX 8,000 SF STRUCTURAL
MEZZANINE NOT INCLUDED IN RSF!**

- New overlay and sealcoat for the outdoor storage yard
- New roof overlay with 20-year warranty
- New rooftop HVAC units for the office buildout
- New spec office and restrooms

Building Highlights:

-  Large fenced yard for outdoor storage
-  Lease Rate: Negotiable (contact broker)
-  New sprinkler system in warehouse
-  Motion sensor lighting
-  Visible from I-70
-  Dock high and drive-in loading
-  Standalone warehouse
-  25' clear height in warehouse
-  Functional office space with breakroom/kitchen and multiple private offices + open office space



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