

FOR LEASE

INDUSTRIAL SPACE



10422 HEINZ WAY

UNIT A | HENDERSON, CO 80640



Building Information

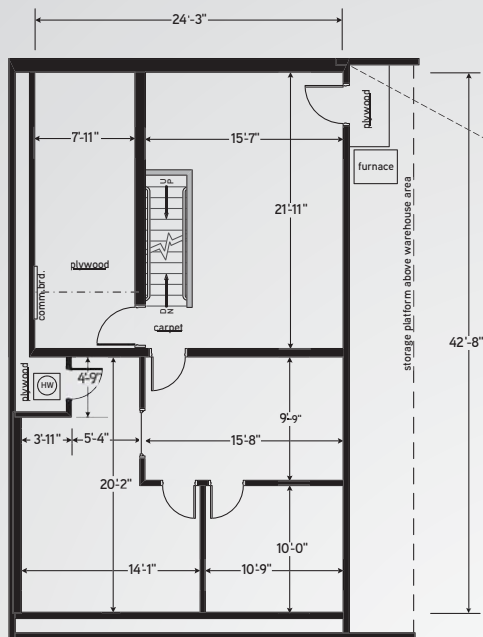
- > Total Size: 6,101 Sq. Ft.
- > Office Size: 3,352 Sq. Ft. of Office
- > Loading: Two (2) Drive-In Doors (12'x12')
- > Clear Height: 16' - 17'
- > Sprinkler: Yes
- > Columns: Column free
- > Electric: 3-Phase (to be verified)
- > Zoning: I-2 (Adams County)
- > Lease Rate: \$8.75/Sq. Ft. NNN
- > Estimated Op. Exp.: \$2.65/Sq. Ft.

Highlights

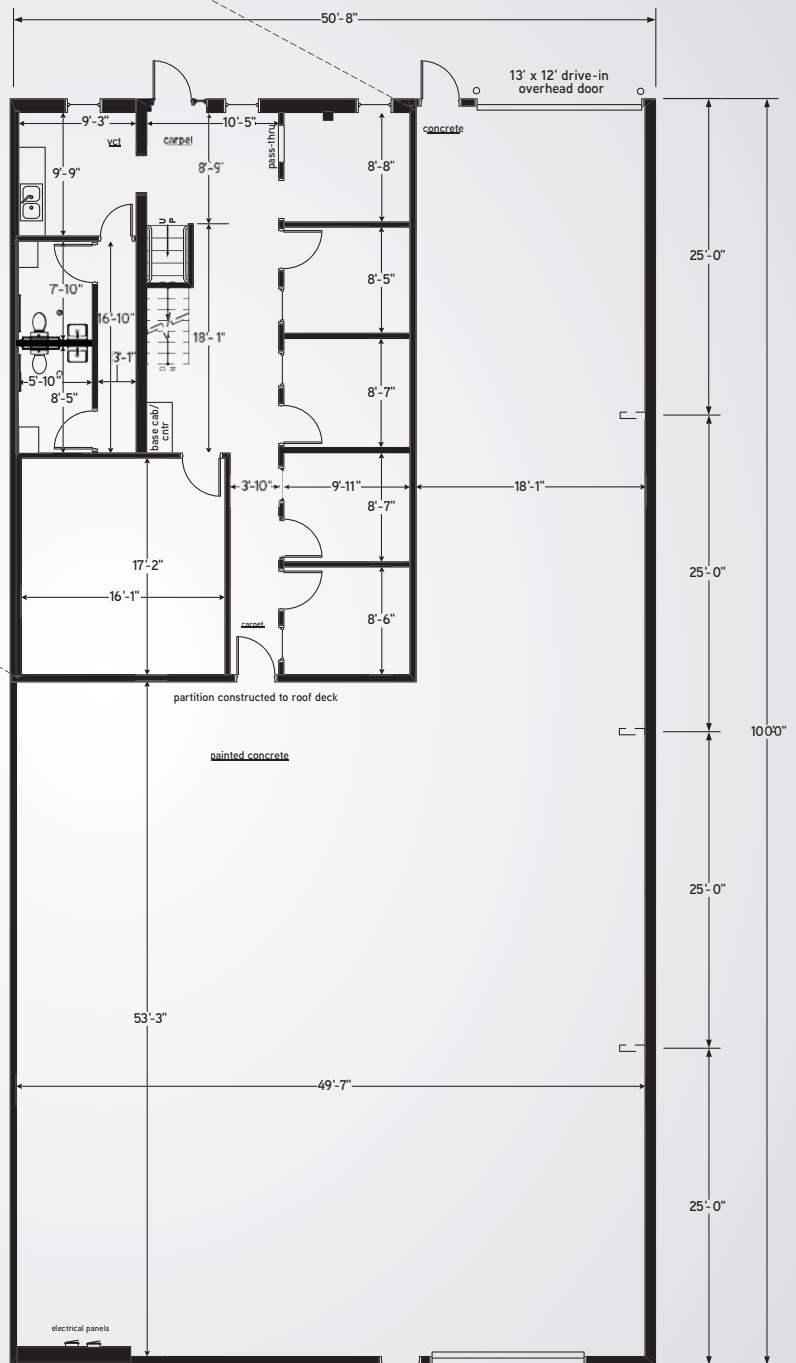
- > Fenced yard
- > End cap unit
- > Great office space
- > Clear span
- > Close to all highway systems

Accelerating success.

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SECOND LEVEL



MAIN LEVEL

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