

INDUSTRIAL BUILDING
FOR LEASE

West Industrial Building

11771 W. 49TH AVENUE | UNIT B | WHEAT RIDGE, CO



Building Information

- › Lease Rate: \$12.00/SF NNN
- › NNN: \$3.25/SF
- › Available: 6,000 SF
- › Office: Approximately 1,300 SF
- › Yard: Approximately 10,000 SF
- › Loading: Three (3) Drive-In Doors (10' x 12')
- › Clear Height: 14'-16'
- › Power: 120/240 Volt, 3-Phase (To Be Verified)
- › Zoning: Industrial Employment District (2E)
- › County: Jefferson

Highlights

“Large Yard!”

- › Easy access to I-70
- › Tremendous west location
- › Large fenced yard
- › Additional yard available
- › Perfect for companies needing a yard
- › 2" Water Line
- › 3" Gas Line

TIM SHAY
303 283 4594
tim.shay@colliers.com

Accelerating success.

11771 W. 49th Avenue
Unit B
Denver, CO

Contact Us

4643 South Ulster Street
Suite 1000
Denver, CO 80237
MAIN +1 303 745 5800
FAX +1 303 745 5888
www.colliers.com/denver



Site Plan

