

# INDUSTRIAL SPACE FOR SALE/LEASE

## 9685-9695 W. 44th Ave.

WHEAT RIDGE, CO 80033



### Building Information

For Sale

- > Sale Price: \$1,697,000
- > Size: 9,200 SF
- > Lot: 37,463 SF
- > Zoning: C-1
- > Loading: Five (5) Drive-Ins
- > Power: 3-Phase
- > Taxes: \$21,150

\*See back for lease details

### Highlights

- > Three (3) unit owner/user opportunity with expansive lot in strong automotive submarket
- > Upside for investor or owner/user by lease-up
- > 15,000 VPD traffic count
- > Current tenant in west 2,956 SF paying \$4,000/Mo. through 3/15/18



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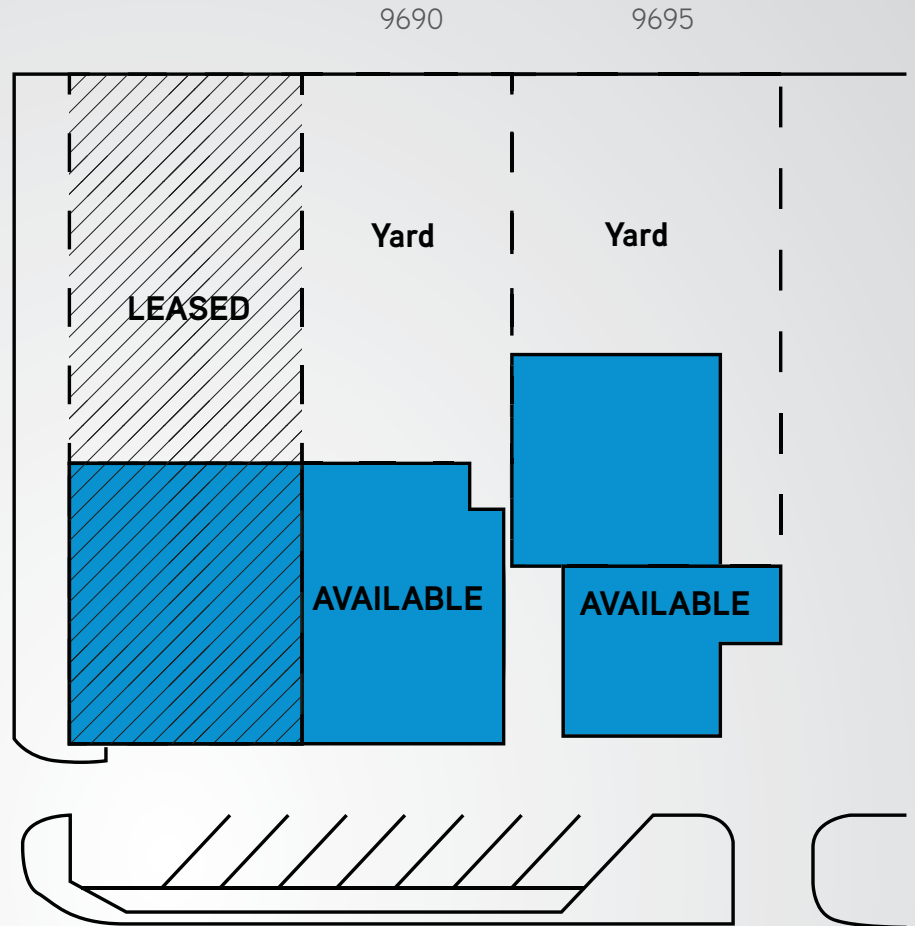
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Independence Street



West 44th Avenue

### INDUSTRIAL SPACE

BLDG.	SIZE	LOT	LOADING	RATE
9690	3,200 SF	9,000 SF	One (1) 10'x10'	\$4,000/Mo. MFG
9695	3,032 SF	18,500 SF	One (1) 10'x10'	\$4,500/Mo. MFG
Total	6,232 SF	27,500 SF	Two (2) 10'x10'	\$8,500/Mo. MFG

