

9500 W. 49th Avenue, Unit B-103 Wheat Ridge, CO 80033

I-70 Business Park is a first-class business park located at I-70 and Independence offering excellent access, visibility and signage opportunities. This heavily landscaped business park offers office, showroom and flex spaces with flexible layout opportunities and a diverse tenant mix.

Highlights

Available: May 1, 2018 **Available SF:** 6,171 SF Office SF: 2,581 Warehouse SF: 3,590 **Base Rent:** \$11.00/SF 2018 NNN: \$5.46/SF **Monthly Rent:** \$8,464.56 **Number of Docks:** None (0)'

Drive-In: One (1) - 12' x 12'

Clear Height: 16'-0"
Parking: 2.9:1,000
Sprinkler: Yes/Wet

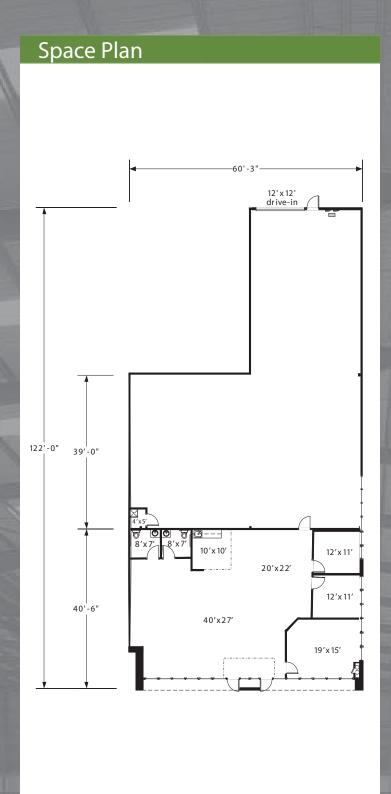
Power: 200 Amp, 277/480 Volt

(Rated at 125 Amps), 120/208 Volt, 125 Amps

Zoning: PID



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