

9500 W. 49th Avenue, Unit D-100 Wheat Ridge, CO 80033

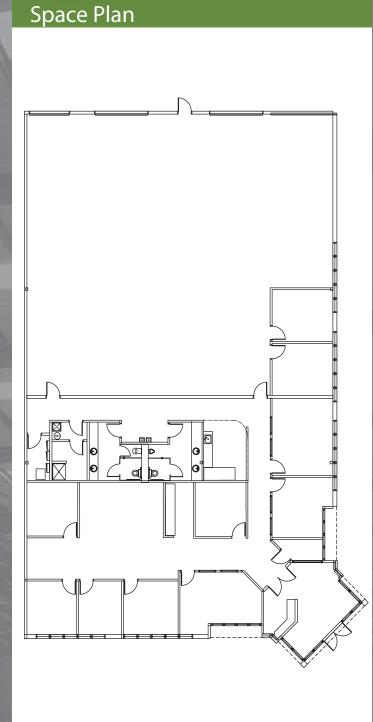
I-70 Business Park is a first-class business park located at I-70 and Independence offering excellent access, visibility and signage opportunities. This heavily landscaped business park offers office, showroom and flex spaces with flexible layout opportunities and a diverse tenant mix.

Highlights

Available:	April 1, 2018
Available SF:	8,482
Office SF:	3,926
Warehouse SF:	4,556
Base Rent:	\$10.50/SF NNN
2018 NNN:	\$5.25/SF
Monthly Rent:	\$11,132.63
Number of Docks:	One (1) - 9' x 10'
Drive-In:	Two (2) - 12' x 12'
Clear Height:	18'-0"
Parking Facilities:	Fifteen (15) Unreserved
Sprinkler:	Yes/Wet
Parking:	2.9:1,000
Power:	277/480V, 3-Phase
Zoning:	PID



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Broker Contact

T.J. Smith, SIOR (303) 283-4576 tj.smith@colliers.com

Matt Keyerleber (720) 284-7100 matt.keyerleber@colliers.com

Colliers

www.colliers.com

Owner Contact

John Strabel Regional Director 8200 Park Meadows Drive Unit 8226 Lone Tree, CO 80124 Direct: (248) 894-3974 jstrabel@firstindustrial.com



www.firstindustrial.com

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