



## 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.

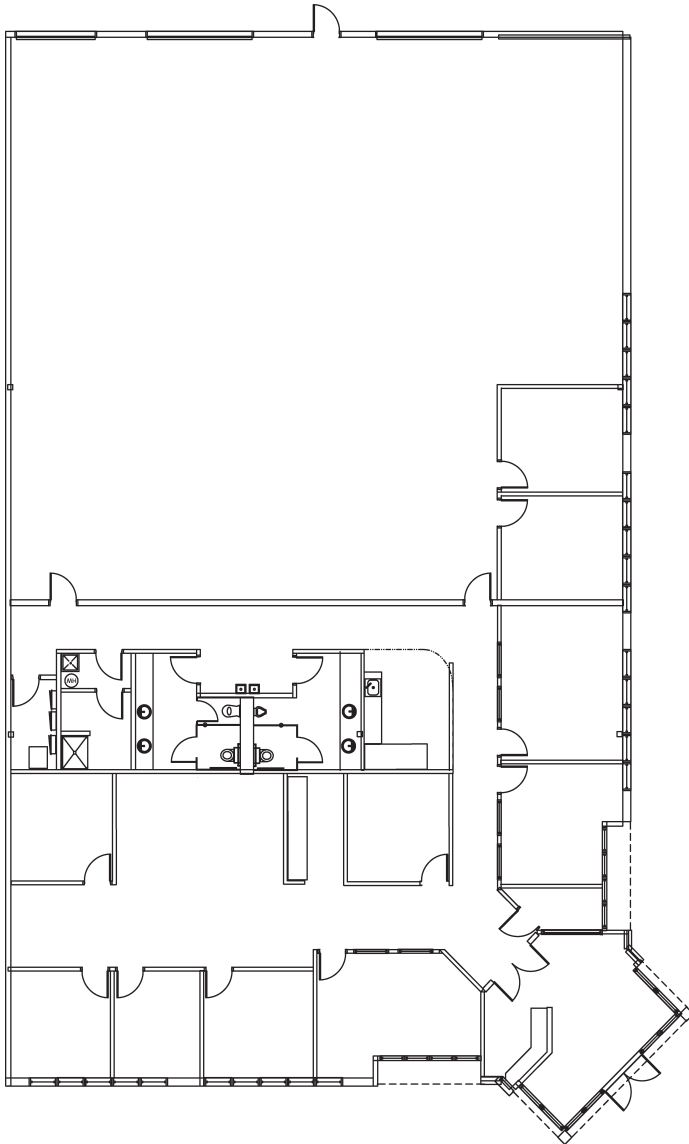
### Highlights

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



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## Space Plan



## Broker Contact

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