



11111 W 8TH AVENUE, #B
Lakewood, Colorado 80215



PROPERTY FEATURES

- Centrally located in the heart of the West Denver Industrial Market
- 1 block east of Simms and 2 blocks north of 6th Avenue
- Suitable for a variety of uses
- 3 min to the Federal Center
- 12 min to the CBD
- Easy truck loading
- Both drive in and dock high loading
- Oversize 14' high drive door
- Lakewood Enterprise Zone

BUILDING SPECIFICATIONS

Available SF:	4,886 SF	Loading:	Drive and Dock High
Office Area SF:	1,000 SF	Clear Height:	17'6"
Warehouse SF:	3,866 SF	Power:	111/208, 3 Phase
Lease Rate:	\$9.85/SF NNN	Zoned:	I-1
Expenses:	\$4.29 SF	Availability:	At Once
Monthly Total Rents:	\$6,718.25/ Month		

FOR MORE INFORMATION CONTACT:

TIM P. ROGERS

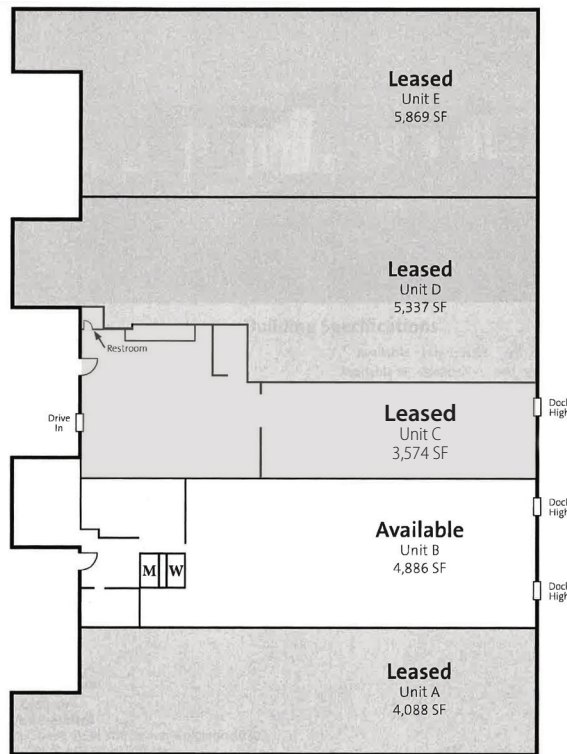
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