



**12430 W. CEDAR DRIVE**  
Lakewood, Colorado 80228



**PROPERTY SPECIFICATIONS**

- New roof, gutters, downspouts and windows (2018)
- \$100,000 worth of upgrades in the last year
- Brand new street facade with modern window lines and aluminum
- Ability to own in a tight west submarket

**PROPERTY FEATURES**

<b>Sale Price:</b>	\$1,512,000 (\$140/SF)	<b>Lease Rate:</b>	\$9.00SF/NNN
<b>Available SF:</b>	10,800 SF	<b>Acres:</b>	.89 AC
<b>Office Area SF:</b>	1,200 SF	<b>Power:</b>	600 AMP, 480 V (to be verified)
<b>Year Built:</b>	1974	<b>Jurisdiction:</b>	Lakewood (Jefferson County)
<b>Loading:</b>	1 Dock-High; 1 Drive-In	<b>Expenses:</b>	Taxes = \$22,958
<b>Clear Height:</b>	15'5"	<b>Zoned:</b>	M-E-U (Lakewood)

**FOR MORE INFORMATION CONTACT:**

**T. BLAKE ROGERS**

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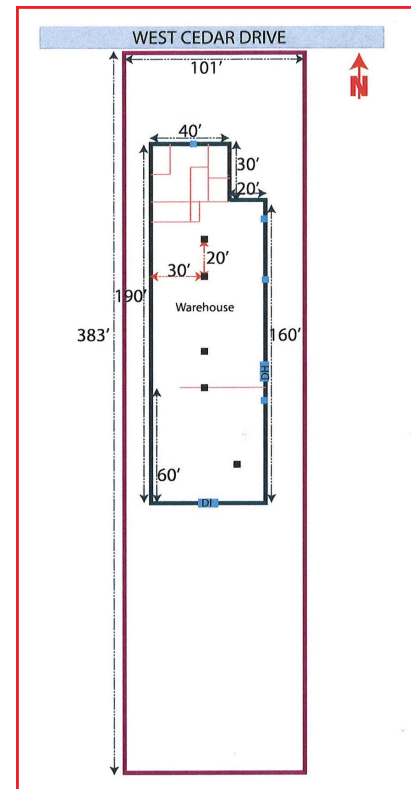
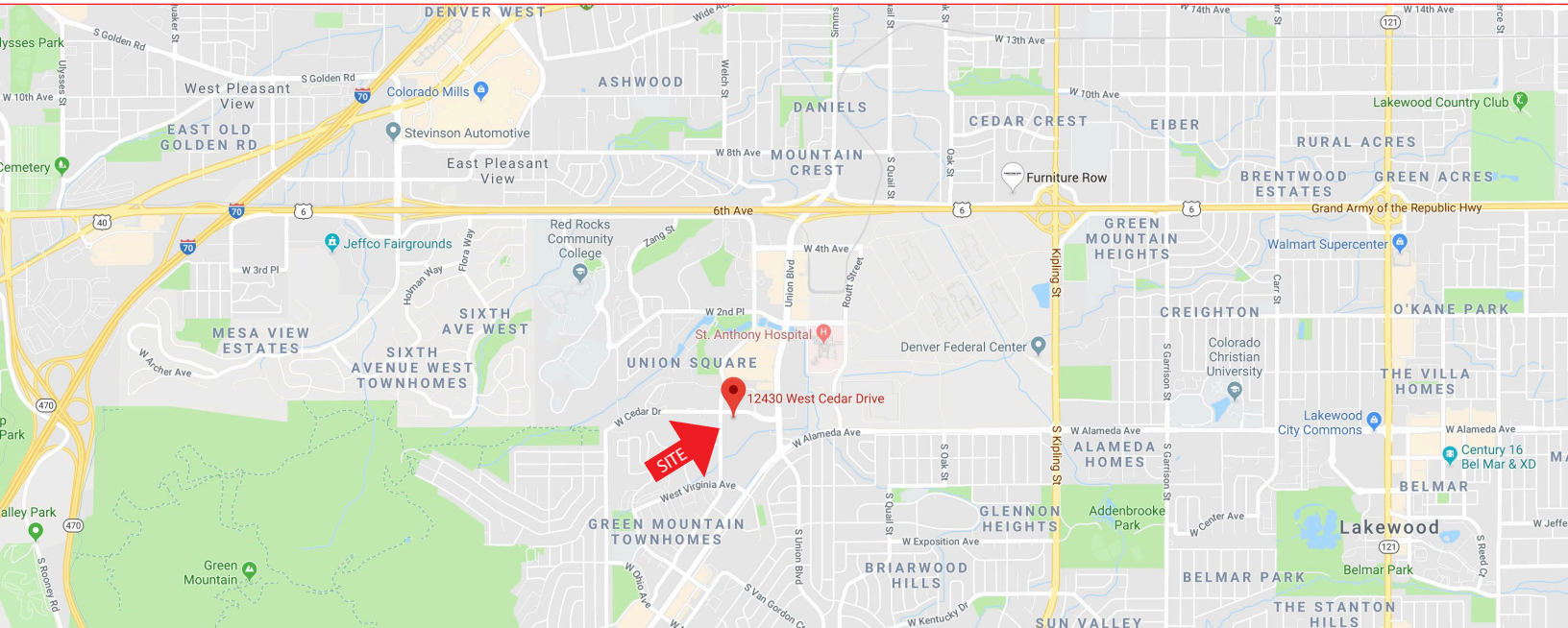
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