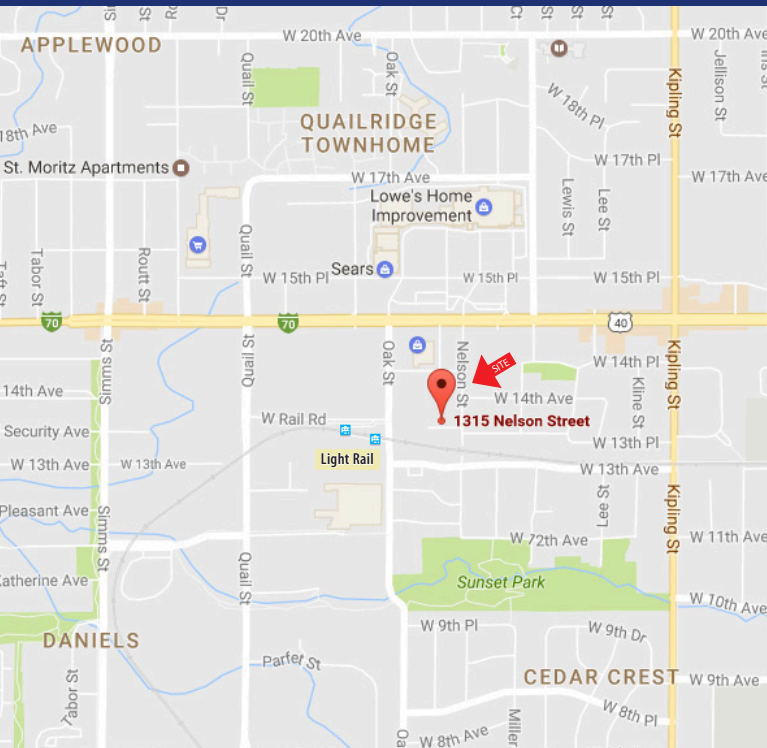




1315 NELSON STREET Lakewood, Colorado 80215

PROPERTY FEATURES

- Each unit has a 10'x10' overhead door
- 12' Ceiling in warehouse
- Retail/Restaurants Close-by
- Near Light Rail
- One Block to Colfax Between Kipling and Simms
- Seven parking spaces for each unit
- Lease rate is modified gross, NNNs are included
- www.1315Nelson.com



PROPERTY SPECIFICATIONS

Available:	Units 8 & 9	4,650 RSF
	Can be demised into two separate spaces	
Lease Rate:		\$10.50/SF MG
Total Building SF:		20,925 SF

FOR MORE INFORMATION CONTACT:

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